



OXFORD

DEVELOPMENT COMPANY

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Contact: Tina L. Richardson
412-642-7700

Smart is Evolving: Efficient High-rise Changes Corporate Landscape with ‘Urban Genius’ Concept
—Oxford Development Company's 350 Fifth Avenue Offers Adaptable Design, Sustainable Building Operations —

PITTSBURGH — A new 20-story, multi-tenant office building in the heart of downtown Pittsburgh is giving companies around the world an opportunity to become part of the evolution of Urban Genius design. Developed for two signature tenants in one distinctive building, [350 Fifth Avenue](#) is pursuing LEED® Silver Certification and features wide-open floor plans that allow for utilization of almost 100 percent of floor space.

"350 Fifth Avenue continues the smart building revolution of the city's premier downtown office and retail corridor," said Steve Guy, CEO of Oxford Development Company, the developer responsible for planning and building 350 Fifth Avenue. "With a culture dedicated to change, investment in Pittsburgh has never been greater. We join our partners across town contributing to more than \$1 billion of planned real estate development making Pittsburgh a sought after town for corporate relocation and doing business."

350 Fifth Avenue is a state-of-the-art Class-A high-rise that will be the most efficient in Pittsburgh and rivals the best in high-rise efficiency across the globe. Costs for a tenant are not just measured in rent, but by the total cost to occupy space with efficiency being a driving factor. 350 Fifth Avenue's design delivers a 92 percent efficient floor utilization with features such as a raised floor system with an open floor plan design, which maximizes density, function and usable square feet.

"Smart building doesn't stop at sustainability. It's about being sensitive to your surroundings, the environment, and end user. It's also about providing value in efficient utilization of the space," Guy added. "We've developed an app that can tell you how much less space you need with 350 Fifth Avenue simply by entering your current square-footage. It's an eye-opening exercise."

Oxford Development Company has served as a key leader in Pittsburgh's corporate renaissance, opening the 45-story aluminum and glass octagonal towers of One Oxford Centre in 1983. Now home to eight Fortune 500 companies and more than 100 corporate research and development centers, Pittsburgh is a leader in the new economy, especially the technology, financial and energy sectors.

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Oxford has managed the development of over 40 million square feet of property in the commercial office, retail, hospitality, healthcare, education and sports and entertainment asset classes. Their history consists of some of the nation's most innovative real estate development projects that years later still impact trends in real estate development and client approach.

The Oxford portfolio in the specialty asset classes of healthcare and sports and entertainment projects alone consists of \$1.2 billion in development and construction management, and project-management services for clients totaling over \$9 billion.

For more information about 350 Fifth Avenue, please visit www.350fifthpittsburgh.com or call Michael Daniels, Executive Vice President, Oxford Realty Services, at 412-261-0200.

About Oxford Development Company

Based in Pittsburgh, Oxford Development Company is the largest privately owned real estate services firm in Pennsylvania. With 50 years of experience in the local, regional and national marketplace, Oxford provides a full range of commercial real estate services, including real estate development & construction management, property management, brokerage and investment advisory services.

Oxford Development Company professionals handle real estate holdings to provide maximum value, manage and deliver projects on time and on budget, and are committed to making our built environment more sustainable. Oxford has been involved with over 5.4 million square feet of LEED®-certified projects throughout the country.

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