

# station square

PITTSBURGH, PA



## PROJECT FACTS

**Location:** 100 West Station Square Drive

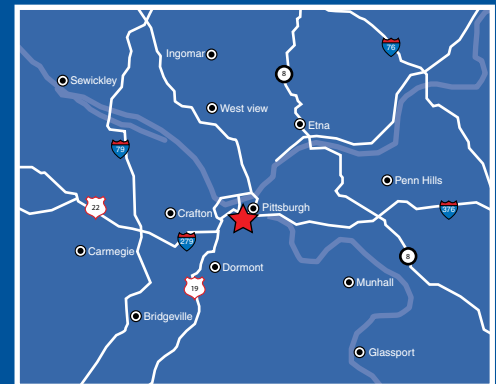
**Total Sq Feet:** 291,000 SF Retail  
471,830 SF Office

**GLA:** 291,000

**Type:** Mixed-Use

**Anchors:** Hard Rock Cafe, Sheraton Hotel & Conference Center (399 guest rooms), Grand Concourse Restaurant, Buca Di Beppo

**Date Opened/Acquired:** 1994  
2002 (Renovated)



### 10-MILE RADIUS

2009

Population	405,542
Avg. HH Income	\$54,233
No. of Households	182,647
Median Age	38.5

- Station Square, located at the confluence of the three rivers in Pittsburgh, is a classic historic redevelopment and one of the State's most unique destinations. With 1.2 miles of scenic riverfront, Station Square is shopping, dining, hospitality, and entertainment set within a showcase of the rich cultural and industrial heritage of Pittsburgh.
- Station Square has a vast, diverse market. It is one of Pittsburgh's largest tourist destinations with more than three million people visiting it each year. The property has pedestrian and transit links from the Central Business District, with over 172,000 workers, students and residents. Its light rail access sees 730,000 commuters annually and Station Square offers the largest downtown parking facility outside of the football stadium.

# Riverfront

**STATION  
SQUARE**



Anything But Square.



*Monongahela River*

# Tourism



Anything But Square.

- Over 10 million people visit Pittsburgh annually, making travel a \$3 billion industry (3 million visit Station Square)
- Station Square and Mount Washington represent Pittsburgh's largest tourist destinations
- Monongahela and Duquesne Inclines receive nearly 2 million annual visitors (The Monongahela Incline has a direct connection to Station Square)
- Pittsburgh boaters can access shopping, dining and entertainment from the shore of the Monongahela River at the Landing & Marina at Station Square
- Just steps from Bessemer Court, the 47-slip marina is open 7 days a week
- Pittsburgh ranked #1 Most Livable City in America by *Places Rated Almanac*



*Station Square & Downtown Pittsburgh*

Source: Pittsburgh Pennsylvania Convention and Visitors Bureau

# Office & Hotel

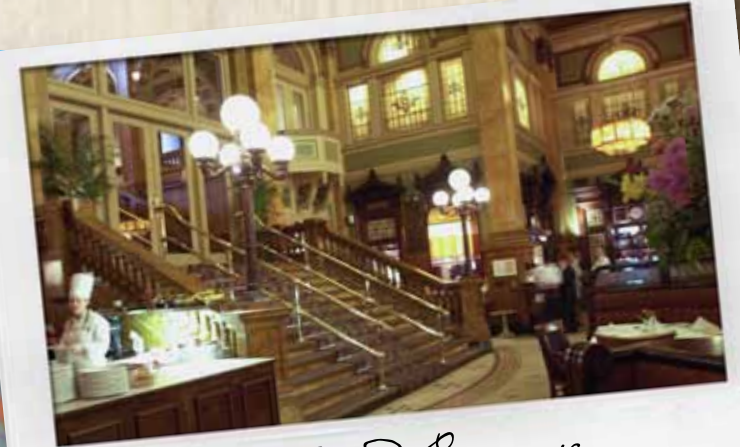


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*The Landmarks Building*

The Landmarks Building is a seven-level historic building that previously housed the Pittsburgh Terminal Train Station. It now contains 80,245 square feet of office space and is home to two of Pittsburgh's premier restaurants: The Grand Concourse and The Gandy Dancer.



*The Grand Concourse*



*Commerce Court*

Acquired in early 2007, Commerce Court is a seven-story, 378,000-square-foot office building that includes ground-floor retail space. Each floor of the office building is over 55,000 square feet making it one of the largest floor plans of an office building in the city.



*Sheraton Station Square*

Sheraton Station Square Hotel is the city's only riverfront hotel. The Sheraton was renovated in 2001 and now offers guests 399 rooms, and 30,000 square feet of meeting space and conference facilities and a 9,751 sf Grand Station Ballroom. The Sheraton also features the upscale steakhouse, Pittsburgh Rare.

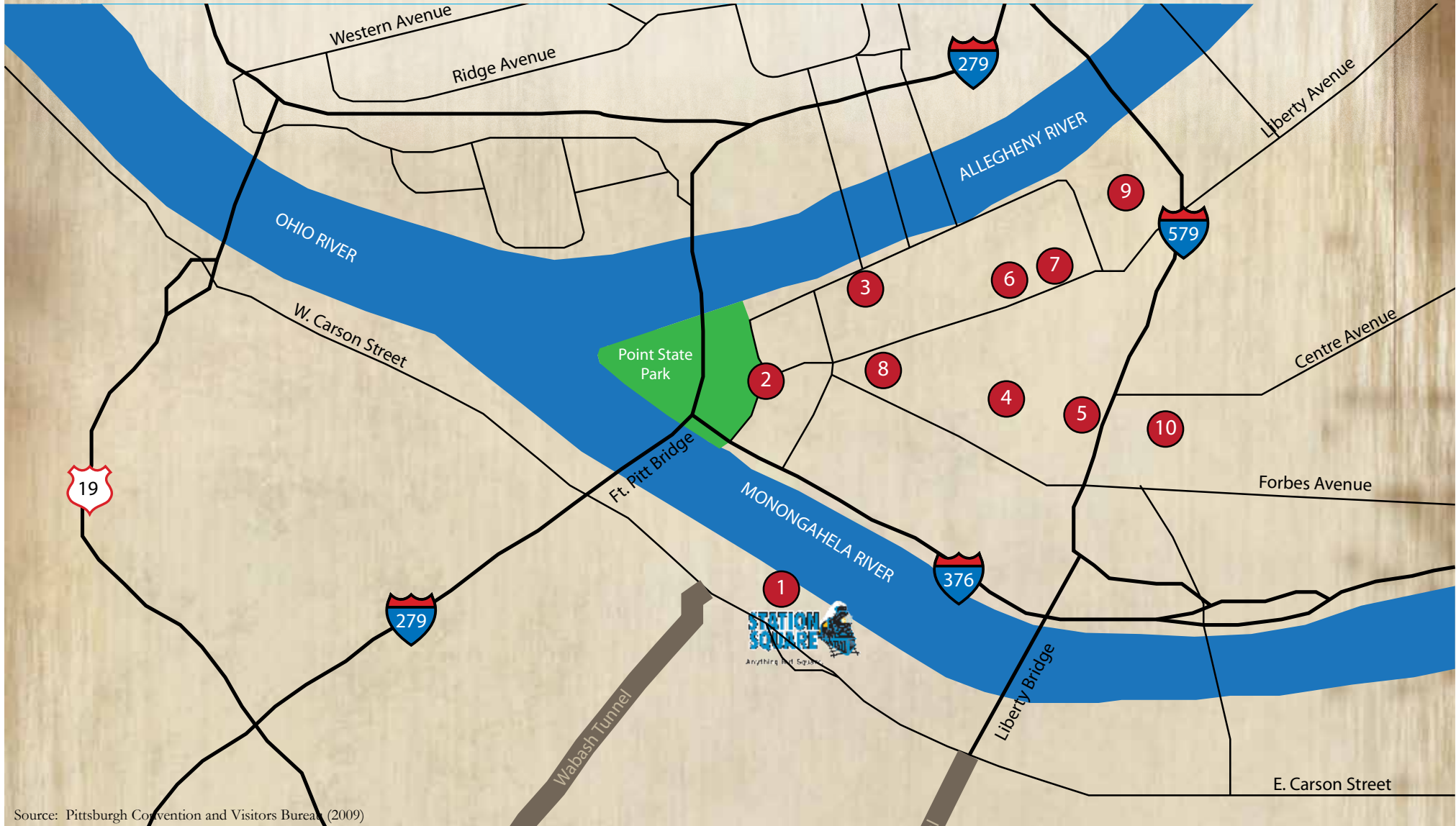
# Downtown Hotels

4,100+ rooms

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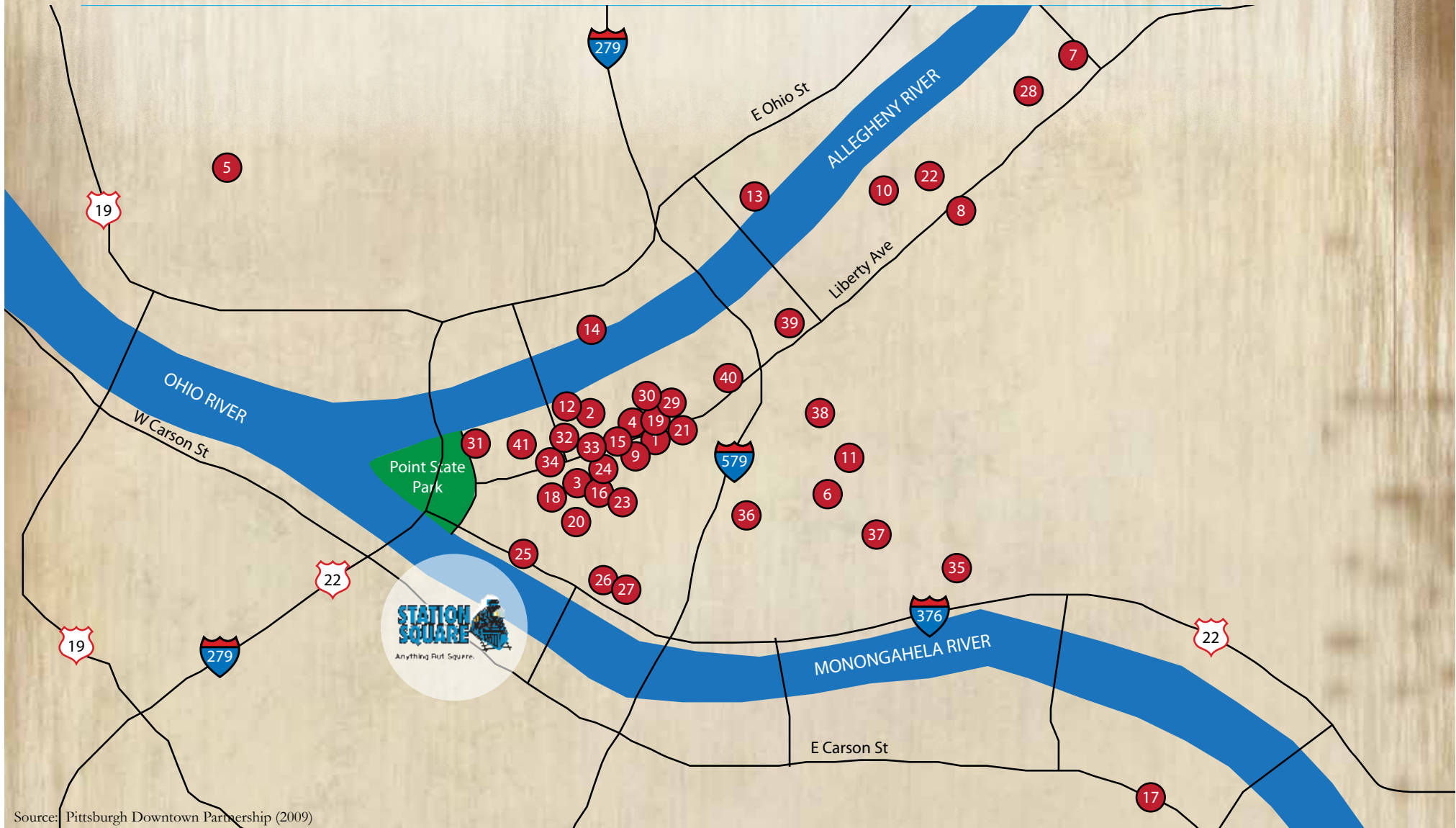
# Downtown Living

3,800 residential units

# STATION SQUARE



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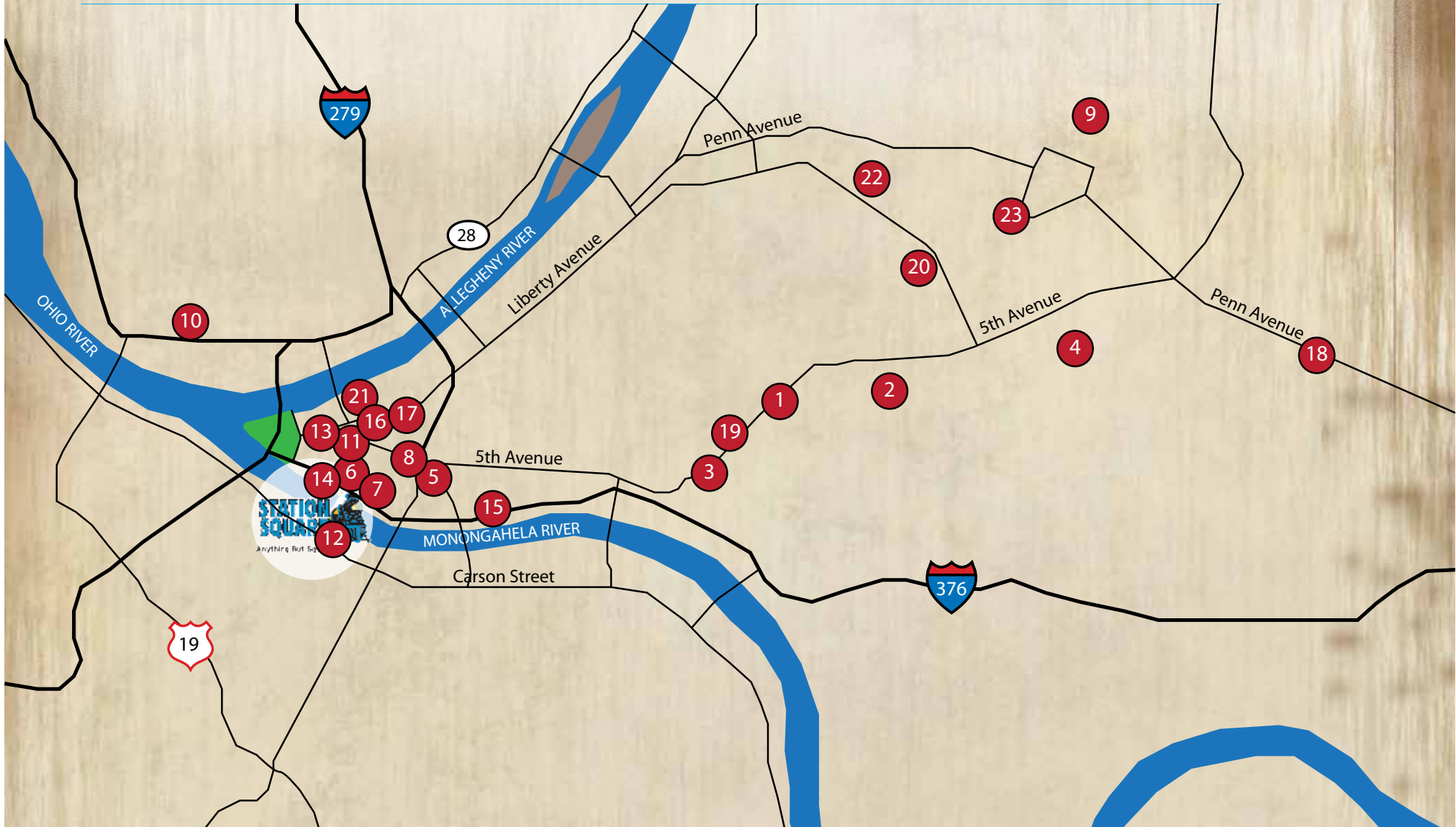


# Downtown Colleges

98,000+ students



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# Demographics



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	1 Mile	3 Miles	10 Minutes
<b>Population</b>			
2010 Population	21,489	150,437	407,200
2015 Population	20,982	145,999	395,392
<b>No. of Households</b>			
2010 Households	7,538	63,884	183,145
2015 Households	7,344	62,251	178,655
<b>Income</b>			
2010 Average Household Income	\$51,037	\$47,517	\$54,596
2015 Average Household Income	\$59,696	\$54,556	\$62,731
2010 Median Household Income	\$36,246	\$35,902	\$41,784
2015 Median Household Income	\$45,931	\$44,152	\$51,378
Households > \$75,000	1,609	12,557	42,902
<b>Ethnicity</b>			
White	74.5%	66.6%	73.8%
Black	18.9%	27.3%	19.1%
American Indian	0.3%	0.3%	0.3%
Asian	2.5%	2.6%	3.9%
Pacific Islander	0.1%	0.1%	0.1%
Some Other Race	1.7%	0.8%	0.8%
Two or More Races	1.9%	2.2%	2.1%
Hispanic Origin	3.3%	2.2%	2.2%

	1 Mile	3 Miles	10 Minutes
<b>Age</b>			
0 - 4	3.2%	5.1%	5.1%
5 - 9	3.0%	4.9%	4.9%
10 - 14	2.8%	4.7%	4.8%
15 - 19	13.8%	9.3%	7.1%
20 - 24	15.7%	11.7%	9.4%
25 - 34	15.8%	13.2%	13.8%
35 - 44	11.4%	11.8%	12.6%
45 - 54	11.5%	13.0%	13.9%
55 - 64	9.1%	11.1%	12.0%
65 - 74	6.3%	7.0%	7.3%
75 - 84	5.1%	5.7%	6.0%
85+	2.2%	2.6%	3.0%
Median Age	32.2	36.0	38.8
<b>Daytime Population</b>			
2010	95,863	196,250	295,303

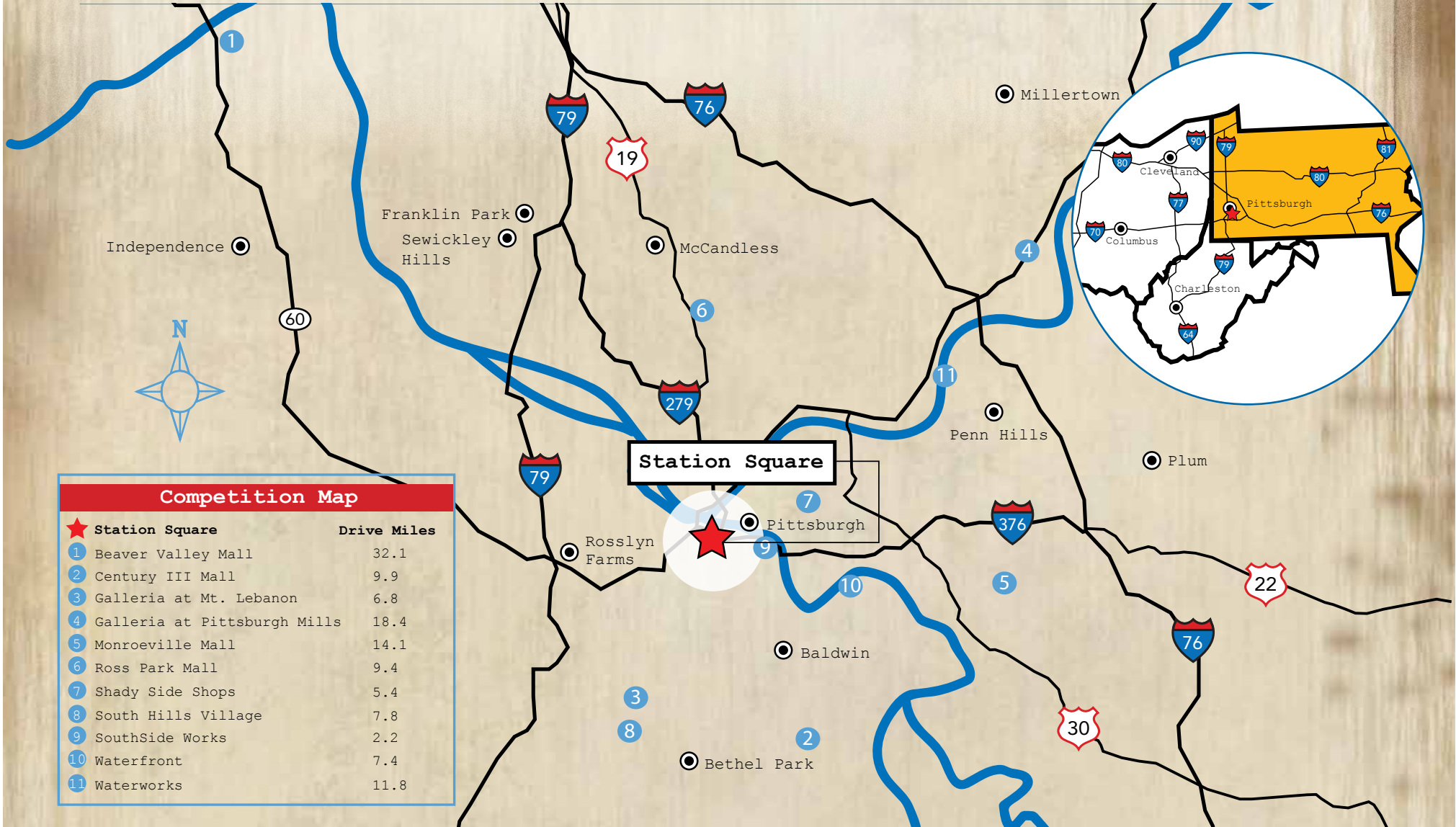
Source: ESRI BIS

# Competition

# STATION SQUARE



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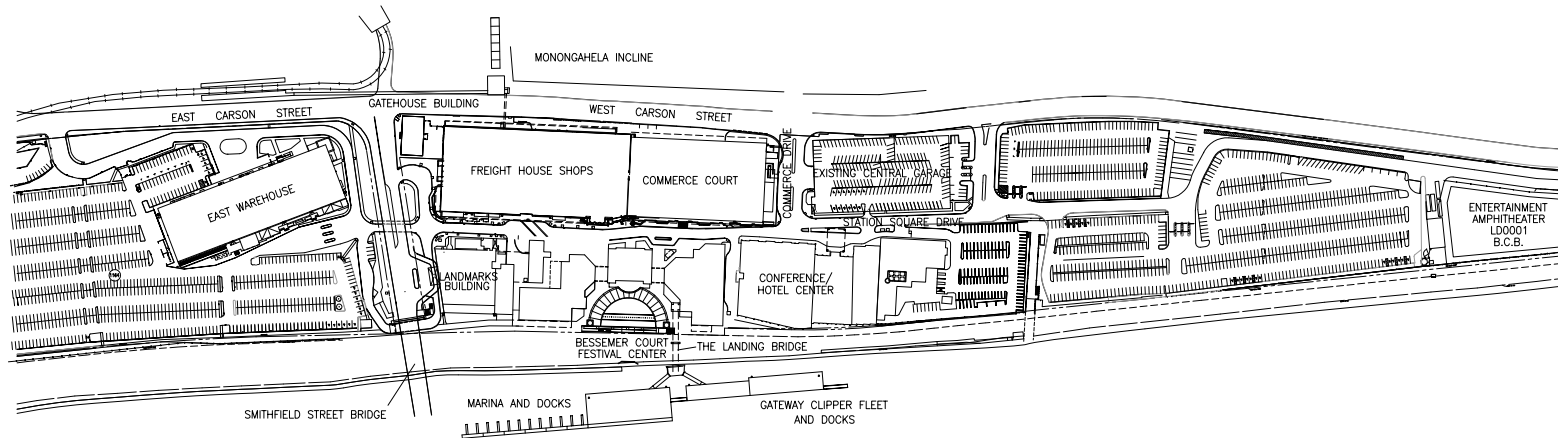
Competition Map	
★ Station Square	Drive Miles
1 Beaver Valley Mall	32.1
2 Century III Mall	9.9
3 Galleria at Mt. Lebanon	6.8
4 Galleria at Pittsburgh Mills	18.4
5 Monroeville Mall	14.1
6 Ross Park Mall	9.4
7 Shady Side Shops	5.4
8 South Hills Village	7.8
9 SouthSide Works	2.2
10 Waterfront	7.4
11 Waterworks	11.8

# Site Plan

# STATION SQUARE



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EXISTING SITE PLAN



**STATION SQUARE**  
 BESSEMER COURT, EAST WAREHOUSE, FREIGHT HOUSE,  
 PITTSBURGH, PENNSYLVANIA  
 FOREST CITY TENANT COORDINATION/CONSTRUCTION  
 945 TERMINAL TOWER CLEVELAND, OHIO 44113

SSQ\_SITE  
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Note: This drawing is a graphic representation only and is provided for informational purposes. This drawing does not represent an as-built condition and the Tenant's Agent is solely responsible to verify the accuracy of the existing conditions and to coordinate with the Tenant's design documents.

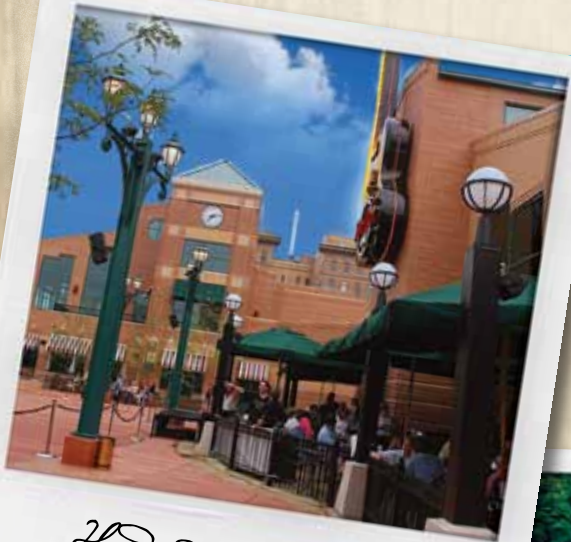
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 SCALE: NTS  
 DATE: 8/21/00  
 LAST REVISION: 10/16/08

# Property Photos

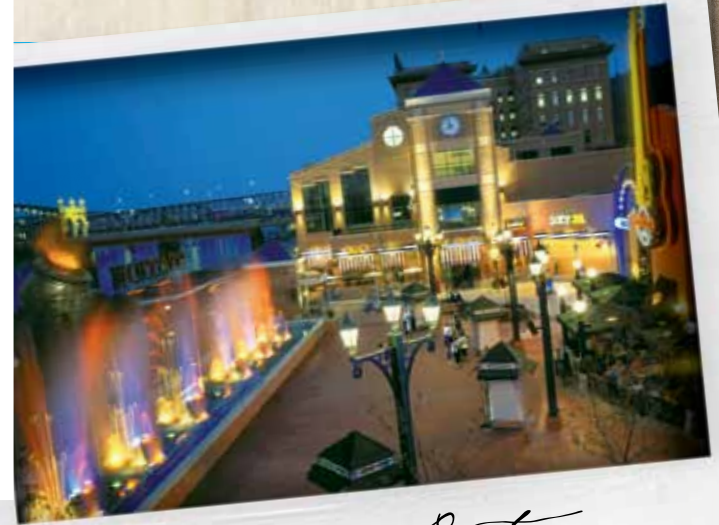
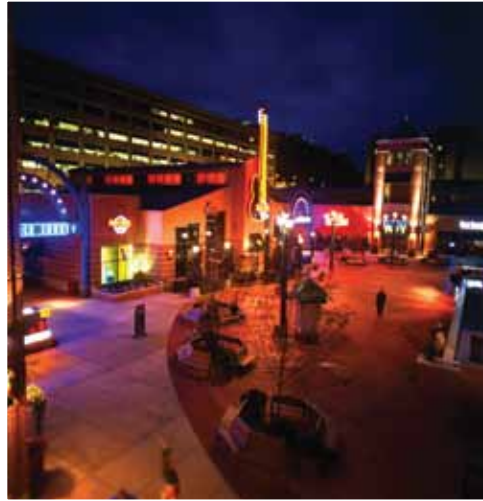
STATION  
SQUARE



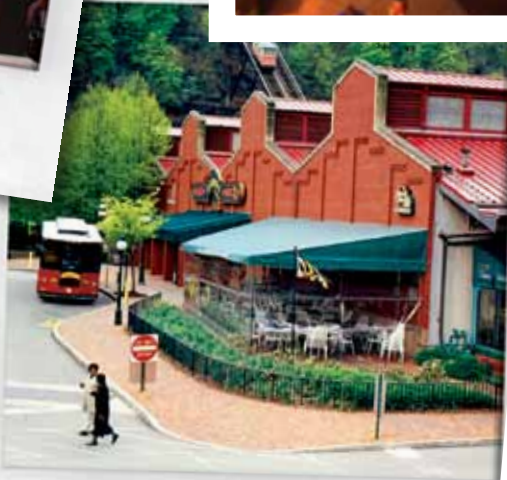
Anything But Square.



*Hard Rock Cafe*



*Bessemer Court*



*Freight House Shops*

