
THE VISION

F I F T E E N T H

116TH 15TH STREET,
PITTSBURGH, PA 15222

NAI Burns Scalo
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



THE WORKPLACE FOR THE NEXT GENERATION

The Vision on Fifteenth is one of the largest and most exciting Pittsburgh mixed-use projects – uniquely positioned at the front door of the Strip District with expansive views of the City and the Allegheny River, a progressive workplace design, and a dynamic neighborhood context.

31,702 RSF of retail space

233,298 RSF of class A office

265,000 RSF TOTAL

HEALTHY DESIGN

Touchless fixtures

Ionic air filtration in elevator cabs

Outdoor spaces

Generous daylighting

Polished concrete floors for improved indoor air quality

PROPERTY HIGHLIGHTS

Designed & engineered for modern HQs

Hospitality-inspired main lobby

Unique retail & restaurant space with direct access to Smallman Courtyard

Flexible floor plans to accommodate a wide range of users and densities

374 parking spaces, 68 bike storage spaces







SURROUNDING HEALTH AND WELLNESS

The Vision increases employee engagement and lessens work-related stress by providing a fully outfitted fitness center, health and wellness programming, and access to outdoor spaces. Employees have immediate access to 24 miles of trails and dedicated bike lanes, bicycle parking, and locker rooms with showers. On-site amenities can be supplemented with nearby gyms and studios. A variety of indoor and outdoors spaces allow for changing environments throughout the day to maintain focus and creativity.

FITNESS

Mecka	Stretch Lab
F45	Stacks Fitness
Intrepidus	Schoolhouse Yoga
On Par Now	MindFuel Method
Walk Run Lift	Aura Sauna Studio
Stout Training	Three Rivers Heritage Trail
Panthro Fitness	Om Lounge Yoga & Wellness
Madabolic	
Pro Bike + Run	



BUILDING AMENITIES

NAI Burns Scalo invests in desirable amenities to create buildings that people want to work in. The Vision of Fifteenth transforms office space to meet and exceed tenants expectations, and bring convenience into your everyday.

Fitness Center

Tenant Lounge

Retail

Bike Storage

Outdoor Space

Concierge

Dry Cleaning Service

Public Art

Conference Center

EV Charging

Integrated Parking

On-Site Dining/Entertainment
(Puttery, Tapville Social)



ART AS AN AMENITY

Public art is an essential component of urban design that contributes to a community's identity, fosters community pride and a sense of belonging, and enhances the quality of life for its residents and visitors.

At NAI Burns Scalo, we continue to identify creative means to elevate and differentiate our new product from the old. Public art has long been used to create value in hospitality and residential, and now we're utilizing it to attract discerning clients to the office.





EXPLORE THE NEIGHBORHOOD

The Vision on Fifteenth is the best building in Pittsburgh's most sought-after location, offering every Strip District and Downtown amenity right at your doorstep.

30+

Restaurants & Cafés

15+

Gyms & Studios

5+

Live Music Venues

40+

Retail & Grocery Stores

15+

Bars & Breweries









THIS PLACE IS MADE FOR EVERYONE

The Strip District is rooted in rich history but embracing the future. Companies like Honeywell, Bosch, Apple, Meta and Aurora Innovation are advancing technologies to change the world. Employees and residents alike love the authenticity of the mom-and-pop eateries and multi-ethnic purveyors on Penn Avenue mixed with new eateries, breweries, distilleries and shops. This dynamic urban melting pot has something for everyone which has made it a very popular place to work and live.

A NEIGHBORHOOD ON THE RISE:

316%

Increase in Residents Since 2015

30+

New Shops and Restaurants in
the last 3 Years

5M+

Annual Visitors

427

Hotel Rooms

140

Hotel Rooms in the Pipeline



ALL WITHIN A 10 MINUTE WALK

- Shopping
- Bar/Entertainment
- Dining
- Purveyor/Grocery
- Coffee Shop
- Bank
- Beauty & Fitness
- Hotel



P
PARKING

THE DISTRICT APARTMENTS

EDGE 1909 APARTMENTS

Lock Wall Marina

CORK FACTORY LOFTS

THE HEIGHTS

HELM ON THE ALLEGHENY

Schoolhouse Yoga

- CFP Winemakers
- Consumer Produce

RAILROAD ST

- Cioppino
- Osteria Z350
- Cinderlands
- Kingfly Spirits
- Salon Sola
- Wigle Whiskey
- Coop DeVille

P
PARKING

- Kelly O's Diner
- Pro Bike+ Run / Cadence+
- Mecka Fitness
- James Café

P
PARKING

ST. STANISLAUS CHURCH

MULBERRY WAY

- Mullaney's Harp & Fiddle
- DiAnoia's Eatery
- Pane è Pronto

PENN AVENUE

- Penn Animal Hospital
- Luke Wholey's Alaskan Grill
- La Prima Espresso
- Colangelo's Bakery & Cafe
- Pittsburgh Popcorn Co
- S&D Deli
- Penn Ave Fish
- Bar Marco
- WFH Oriental Market

SPRING WAY

STRIP DISTRICT BROWNSTONES

P
PARKING

P
PARKING

- City Winery
- Posman Books [Solidstone]
- City Groves
- Envy Nails
- On Par
- Sandbox VR
- Chipotle
- Starbucks
- Playa Bowls
- Putschack
- Hebers Pharmacy
- Shake Shack
- Aslin Beer Co.
- StretchLab
- Primo Hoagies
- Walk Run Lift
- Navy Asim Food Hall

THE TERMINAL BUILDING

- Fine Wine & Good Spirits

SOUTHWESTERN PENNSYLVANIA COMMISSION

RK MELLON FOUNDATION

SMALLMAN ST

SMALLMAN ST

P
PARKING

1600 SMALLMAN

- Balvanera

P
PARKING

1627 ON THE STRIP

- Gene Sime's Interior Design
- Market Outlet
- Lotus Food Company

- Numismatic rarities
- Marcus Company
- Primanti Bros.

- Jo-Mar Provisions
- Iron Born Pizza
- The Olive Tap
- Pennsylvania Market
- Fort Pitt Trading

- Bass & Bennett Printing Co.
- Bitly and Pottery
- Black and Gold Forever
- GNC
- Cavo

- Kawa
- My Fer Coffee
- Auro Studio
- R Wine Cellar
- Papa Jo's Twin Pigeon
- Pamela's Diner

- Peace, Love & Little Donuts

- Real Luck Café

- Island Bowls
- Maliku Sushi

- Wholey's
- Ataki's Sushi Bar
- Mancini's Bread Co.
- The Village Coffee
- Peppi's
- In The Kitchen
- Labard's Cafe & Grocery
- Penze's Spices
- Sashibok Korean Grocery
- BA Trading

- Jimmy & Nino Sunseri Co.
- Penn Avenue Pottery
- Black and Gold Forever

- Artisan Market
- Alleghey Coffee
- Cafe Raymond
- My Sweet Lilly
- DeLuca's
- Caffe Mona
- Lucy's
- Lefty's
- PNC
- Reyna Foods

- Steel City Salt
- Mon Aime Chocolate
- PA Libations
- Sam's in the Strip
- The Beehive
- Strip District Meats
- Art of steel
- Yinzer

- Luke Wholey's Alaskan Grill
- La Prima Espresso
- Colangelo's Bakery & Cafe
- Pittsburgh Popcorn Co
- S&D Deli
- Penn Ave Fish
- Bar Marco
- WFH Oriental Market

- FNB Bank

- Hometown Brewing
- Love, Pittsburgh
- Parma Sausage
- Schorin Co
- Yinzer
- Pgh Sports
- Roband's Seafood Grill
- Little Bangkok
- General Merch Outlet
- Bella Necta

- Y&O Home Plus
- Navy's Coffee Co.

- Pennsylvania Macaroni Co
- Stamoolis Bros
- Enrico Biscotti
- WestBanco

- Luke Wholey's Alaskan Grill
- La Prima Espresso
- Colangelo's Bakery & Cafe
- Pittsburgh Popcorn Co
- S&D Deli
- Penn Ave Fish
- Bar Marco
- WFH Oriental Market

- Home Decor Liquidators

- Leaf & Bean

AUDI PITTSBURGH





MINUTES NOT MILES

The Vision on Fifteenth is the desired address for Pittsburgh office space not just for its location, but also for its connectivity. It is conveniently located just minutes from every major arterial connecting you to the region's robust talent pool.

I-65

4 Minutes

I-376

4 Minutes

I-279

3 Minutes

I-579

3 Minutes

PA-28

4 Minutes

LIBERTY BRIDGE

FORT PITT BRIDGE



VETERANS BRIDGE



PA-28

16TH ST BRIDGE



THE VISION
FIFTEENTH

A BUILDING TO CALL YOUR OWN

This 8-story building offers top-of-house signage opportunities with views to the City, Veteran's Bridge and 16th Street Bridge.

450K+

Impressions per week

\$200K+

Annual Marketing Value

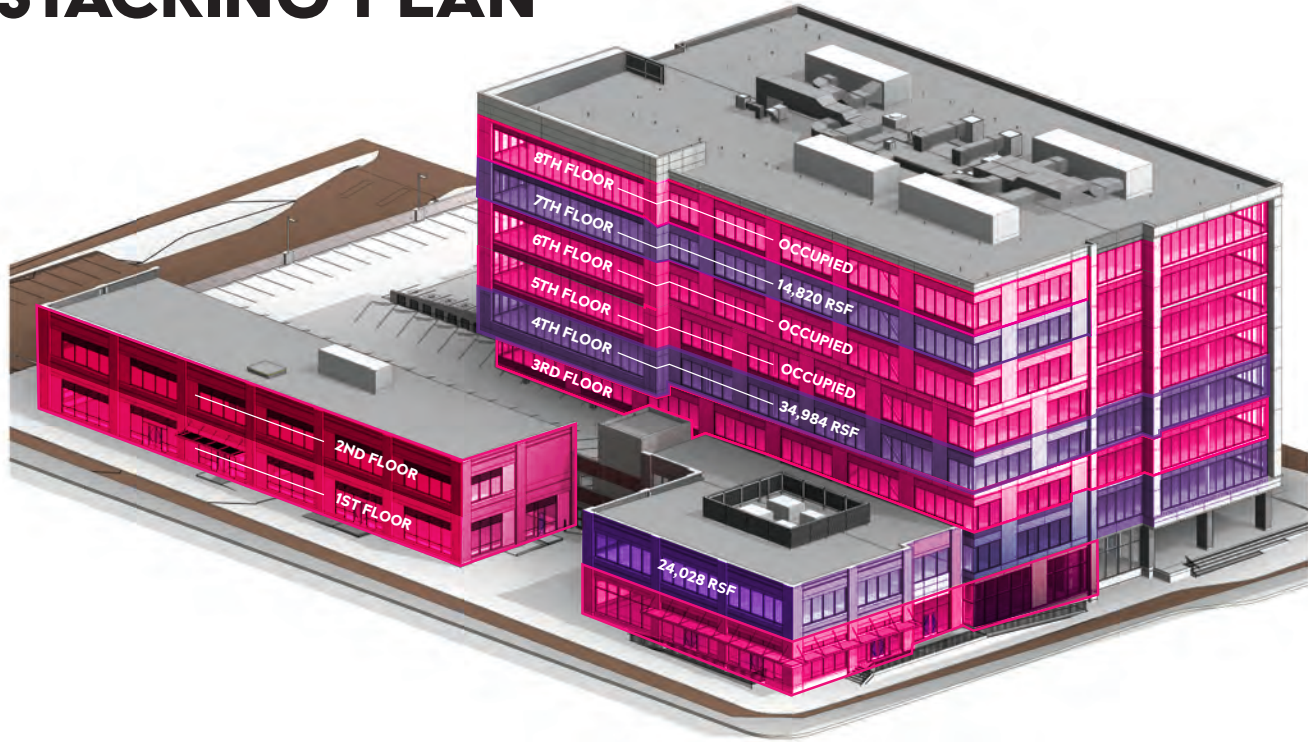
\$2M+

10-Year Annual Marketing Value



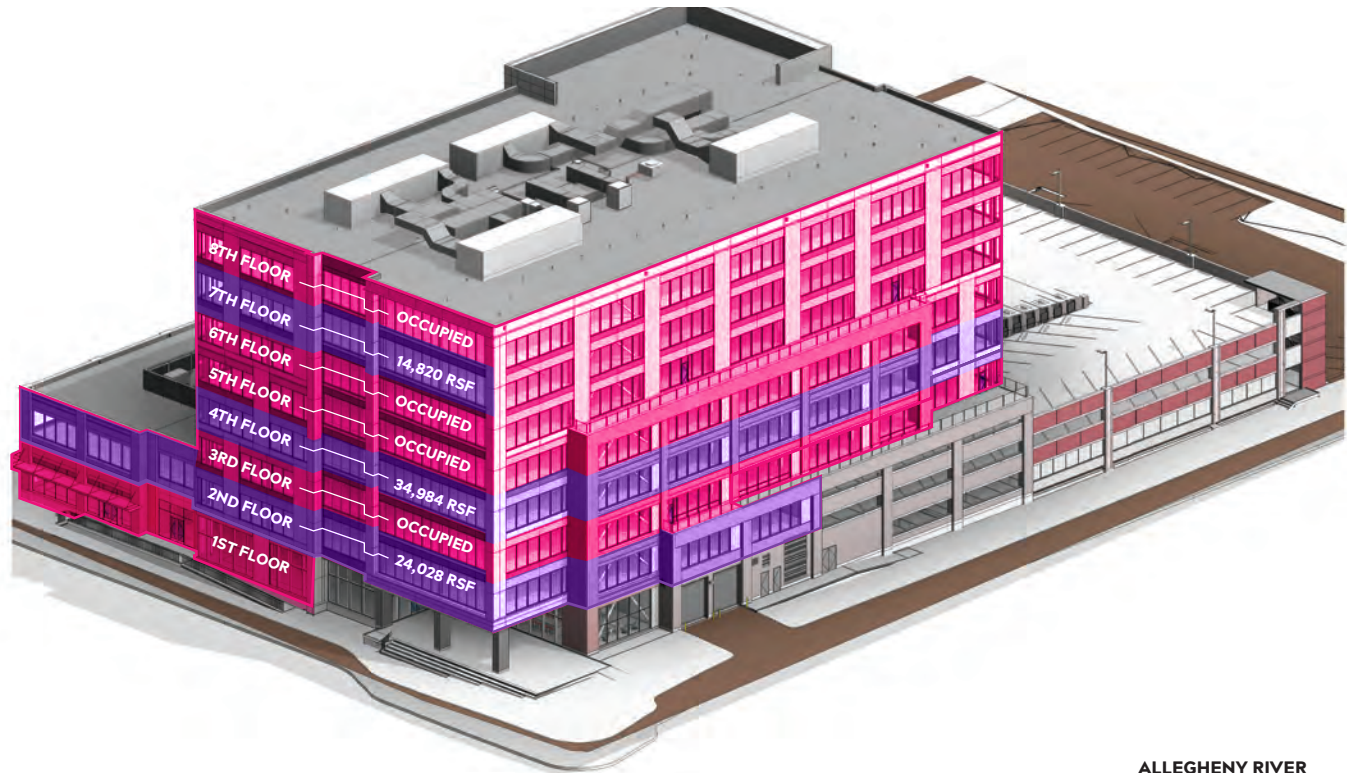


STACKING PLAN



SMALLMAN STREET

- Office
- Retail
- Occupied



ALLEGHENY RIVER

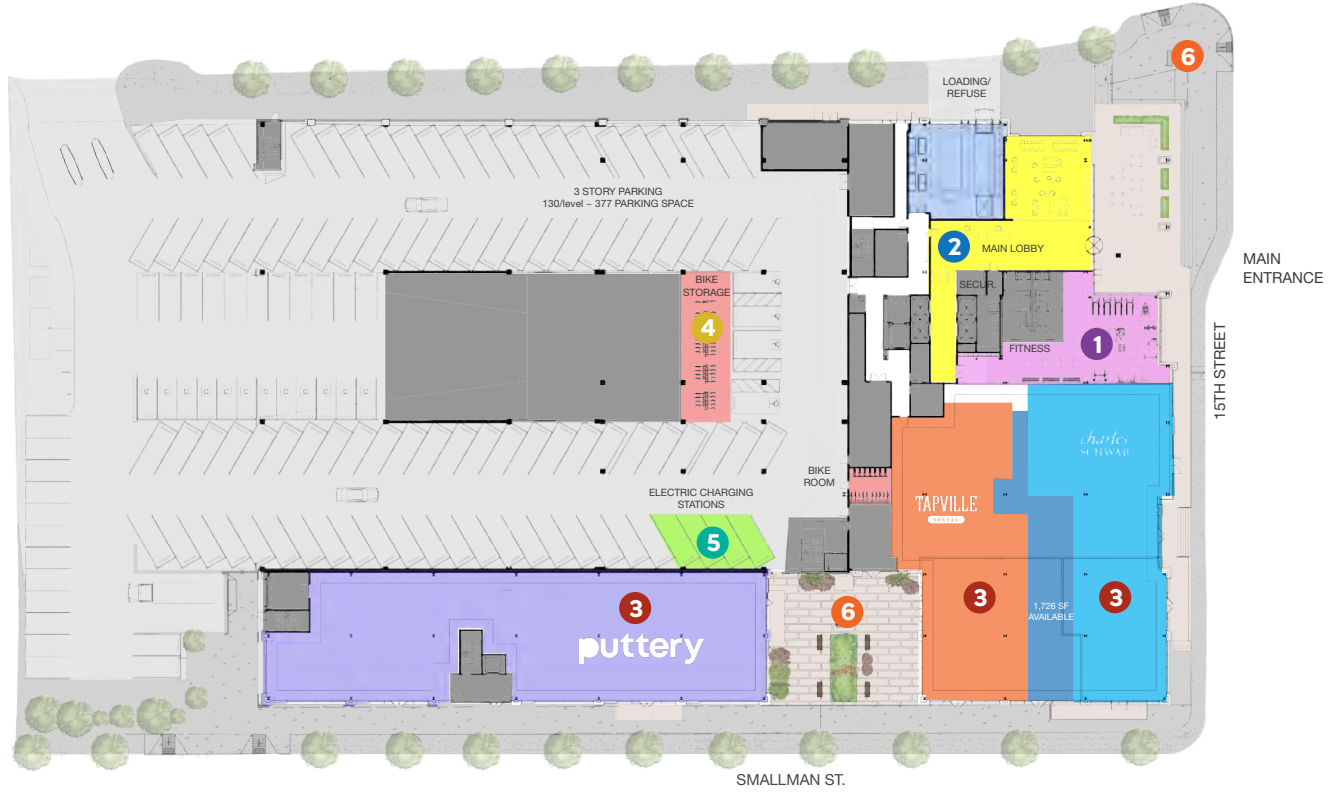
- Office
- Occupied
- Retail

CONVENIENTLY ACCESSIBLE

- Fitness Center ①
- Tenant Lounge ②
- Retail + Restaurant ③

- Bike Storage ④
- EV Charging ⑤
- Public Art ⑥

- Dry Cleaning Service ②
- Concierge ②
- Conference Center ⑦ *Located on 4th floor*



MODERN OFFICE LAYOUT



NOTABLE NEIGHBORS

Aurora **GNC**
HEADQUARTERS HEADQUARTERS



ALSTOM **VOCI** **Petuum**
HEADQUARTERS HEADQUARTERS

**CARNEGIE
ROBOTICS**
HEADQUARTERS

Smith+Nephew
HEADQUARTERS

Honeywell



BOSCH



Microsoft

bossanova

EXCELITAS
TECHNOLOGIES



FREE
MARKET
HEALTH

Burns White

ATTORNEYS AT LAW



NICHE®



RYCON
Construction Inc.

Richard
King
Mellon
Foundation



∞ Meta

♀ LATITUDE





TO LEARN MORE, CONTACT

Scott DiGuglielmo, SIOR

Executive Vice President of Brokerage

724.984.6251

sdiguglielmo@burnsscalo.com

Pamela Austin

Vice President of Brokerage

773.383.7094

paustin@burnsscalo.com