



**INNOVATION  
HAPPENS HERE** | **THE RIVIERA**

350 TECHNOLOGY DR. PITTSBURGH, PA





# TABLE OF CONTENTS

---

The Ecosystem	1
The Building	7
The Neighborhood	33
Availability	37
Systems & Specifications	39

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## THE ECOSYSTEM

# INNOVATION HAPPENS HERE

At the Riviera, leading life science and digital health companies from around the world come together to uncover cutting-edge solutions for those in need. We provide wet and dry laboratories, research studios and testing space, and other first-class amenities and supportive services to help today's ideas build a better tomorrow.

160k SF Life Science  
Ecosystem

6 Floors of Office  
& Lab-Ready Space

1<sup>st</sup> Floor Café, Conference  
Center and Town Hall



## THE ECOSYSTEM

# DISCOVERY HAPPENS HERE

The Riviera combines powerful, uninterrupted infrastructure and direct access to world-renowned thought leaders within one building, allowing your discovery to be the next breakthrough.

### WET LABS

For streamlining chemical and biological processes

### DRY LABS

Where computational analyses are modeled to simulate physical phenomenon

### OPEN OFFICE

Flexible, over-sized floor plates to support seamless collaboration

### THE TOWNHALL

Highly visible lecture space for presenting new ideas



## THE ECOSYSTEM

# EXPLORATION HAPPENS HERE

The Riviera is committed to the exploration of life-changing cures for disease and advancing the human quality of life. The companies formed within The Riviera ecosystem will have unparalleled access to our high-quality support capabilities and tailored programming.

Bio Breakfast Networking Series

Member of Life Sciences Pennsylvania with Access To Academic & Life Science Thought Leaders

Connection To Policy Makers

Weekly Guest Lectures

Complementary Coffee & Pastries

Access to Thermo Fischer Buying Pool



## THE BUILDING

# CONNECTION HAPPENS HERE

Private office and 100% lab-ready workspaces are amplified by shared amenities and dedicated social spaces designed to enhance your workday and foster spontaneous collaboration.

Town Hall with Flexible Event Space

6<sup>th</sup> Floor Terrace with Flexible Event Space

Fully-Staffed DeFer Coffee & Tea Café

Fitness Center with Day Lockers and Private Changing Rooms

1<sup>st</sup> Floor Conference Center Available On Demand

Wellness Room





COLLABORATIVE WORK SPACES  
WITH PRIVATE OFFICES & WORK STATIONS

**WET & DRY LABS**

CONDITIONED BY TWO WATER COOLED/HEATED 80,000CFM AIR HANDLERS



**OPEN LAB SPACE**  
WITH PRIVATE FACILITIES FOR CONFIDENTIAL WORK





**OPEN OFFICE SPACE**  
WITH FLEXIBLE FLOOR PLATES

**CONFERENCE ROOM**  
WITH ARRANGEABLE TABLES AND CHAIRS, TV SCREEN, AND SOUND SYSTEM





**OUTDOOR ACTIVATION SPACE**  
PERFECT FOR SOCIAL GATHERINGS AND GROUP CLASSES



FITNESS CENTER  
WITH SHOWERS AND DAY LOCKERS

**TOWN HALL**  
WITH SHARED WORK & SOCIAL SPACES



**OUTDOOR LOUNGE**  
TO ACCOMMODATE GROUPS & EVENTS OF ALL SIZES



6TH FLOOR TERRACE  
WITH FLEXIBLE EVENT SPACE AND SKYLINE VIEWS



**ON-SITE CAFÉ**  
DeFER COFFEE & TEA



# TECHNICAL HIGHLIGHTS

## CUSTOM COOLING & HEATING SYSTEM

Space can be conditioned by two water cooled/heated 80,000CFM (160,000CFM total) Air Handlers.

## ENHANCED ELEVATORS

All elevators have been upgraded with UV air purification system. The building is equipped with two normal service elevators and one freight elevator.

## READY-TO-WORK EXHAUST SYSTEM

All risers and fume exhaust systems installed for tenant lab plug and play with N+1 redundancy.

## UPGRADED HVAC SYSTEM

Air handlers equipped with MERV-14 filtering, specifically designed for lab use loads and outside air requirements.

## BACKUP GENERATOR ALLOCATION

Existing diesel power life safety backup generator for tenants to tie all life safety related items into. Structural steel infrastructure and natural gas main is in place on the roof to allow for easy installation of future tenant backup generators.

## BIO SAFETY ROOM

This enclosed laboratory storage facility is located on the first floor directly adjacent to the building loading dock. Waste is picked up as needed and properly handled and disposed of by tenant vendors

## ALL-NEW UTILITIES

New 120/208V electric service for tenant floors and new 277/480V service for larger equipment. One 4-inch incoming water services.

See Systems & Specifications for full specifications.



## THE NEIGHBORHOOD

# THE CAPITAL OF CURES

The Riviera is situated in South Oakland, Pittsburgh's innovation district, where the rich history of research and discovery collide with a vibrant biotech startup culture.

**DR. MAUD MENTEN**  
Michaelis-Menten Equation

**DR. MASAHIRO YOSHIDA**  
Masa Valve

**DR. THOMAS STARZL**  
First Liver Transplant

**DR. GEORGE MCGOVERN**  
Open-Heart Surgery

**UPMC**  
Brain-Computer Interface (BCI)

**DR. FREDDIE FU**  
Sports Medicine Pioneer

**DR. JONAS SALK**  
Polio Vaccine

**DR. PETER SAFAR**  
CPR Pioneer



## THE NEIGHBORHOOD

# TRANSIT & AMENITIES

The Riviera is surrounded by a dynamic mix of top restaurants, eclectic cuisine, craft beer, retail, and boutique fitness centers. Enjoy the convenient transportation options to the nearby Southside Works and Oakland Innovation District.

2 Miles to Downtown Pittsburgh

Easy highway access towards Pittsburgh International Airport

Strategically located on the 56, 57, 58 bus lines

Easily accessible by bike

1.5 Parking Spaces per 1,000 RSF in the Adjacent Garage



6TH FLOOR  
 5TH FLOOR  
 4TH FLOOR  
 3RD FLOOR  
 2ND FLOOR  
 1ST FLOOR

**JOIN TENANTS**

**UPMC** HILLMAN  
 CANCER CENTER

**UPMC**  
 University of Pittsburgh  
 Medical Center

**novasenta**

**BLUESPHERE**  
 Bio

**NeuBase**  
 THERAPEUTICS

**AVAILABILITY**

6TH FLOOR  
**14,746 SF**

5TH FLOOR  
**LEASED**

4TH FLOOR  
**16,270 SF**

3RD FLOOR  
**31,725 SF**

2ND FLOOR  
**31,800 SF**

1ST FLOOR  
**3,210 SF**

# HVAC

## COOLING SYSTEM

The building has a centralized water-cooled chiller plant located on the roof. Cooled water is fed from the Chillers to the rooftop air handlers. Supply and return air duct risers run throughout the core of the building with taps on each floor for plug and play use by tenants. The chillers, pumps, and air handlers are set up in an N+1 configuration.

## HEATING SYSTEM

The building is heated from low-pressure steam boilers located within the 1st floor mechanical room of the building. The heat from the steam is converted to hot water pumped to the rooftop air handlers. Supply and return air duct risers run throughout the core of the building with taps on each floor for plug and play use by tenants. The boilers, pumps, and air handlers are set up in an N+1 configuration.

## OUTSIDE AIR VENTILATION SYSTEM

The building will have central heat recovery outside air units located on the roof. The tenant floors will be provided with outside air supply and general exhaust air. Capped outlets will be left at the core of each floor for tenant connection.

## FUME HOOD EXHAUST SYSTEM

The building has a central fume hood exhaust system with centralized exhaust fans located on the roof. The fume hood exhaust fans are cannon type with N+1 configuration, backed up by dedicated 200kW natural gas emergency stand-by generator. Stainless steel, fully welded exhaust shaft runs through the core of the building with taps on each floor for plug and play use by tenants.

# HVAC

## ELECTRICAL SYSTEM

The Building is equipped with utility company provided electric service.

Two (2) utility (Duquesne Light) owned transformers (existing) will serve all lab and office floor 120/208V and 277/480V loads.

New 277/480V distribution exists to serve the HVAC equipment required for the lab and lab-ready floors. Each transformer serves one 4000A MSB and one 2000A MSB.

## 120/208V LOADS

Existing bus duct distribution to bus plugs on each floor to serve office floor lighting and utility loads, local floor HVAC, normal power lab loads, and optional standby generator loads.

## 277/480V LOADS

Installation of electrical distribution sized to service all new mechanical equipment within tenant spaces.

## ELECTRIC CURRENT DISTRIBUTION FOR LAB USE VS OFFICE USE IS DESIGNED TO PROVIDE:

### WET LAB:

- | Lighting: 1.8 W/square foot
- | Receptacles: 15 W/square foot
- | Mechanical Equipment: 3 W/square foot

### GENERAL OFFICE:

- | Lighting: 1.3 W/square foot
- | Receptacles: 2 W/square foot
- | Mechanical Equipment: 1 W/square foot

# TELECOMMUNICATION

## POINT OF ENTRY (POE)

There is telecommunication infrastructure from street to 1st floor building telecom room.

## TELECOM CLOSETS

There will be one base building technology closet on each floor for all base building network connections.

## MAIN BUILDING TELECOM ROOM

The main building telecom room is located on the first floor and houses all carrier equipment and base building head-end equipment. Carriers already wired into the building include Verizon, Comcast, & Crown Castle.

## TECHNOLOGY RISER

There is a technology riser located within the core telecom room which runs up the building through each technology closet located on each floor. Each riser has four (4) 4" conduits.

## TENANT CARRIER SERVICES

Tenant shall be responsible for pulling telecommunication cabling from the 1st floor telecom room, telecommunication closets and distribution points.

# FIRE PROTECTION

## INCOMING SERVICES

Two (2) new 6-inch incoming services and associated backflow preventers.

## FIRE PUMP

One (1) new 750 GPM fire pump sized to serve the building's combined sprinkler/standpipe system.

## SPRINKLER CONTROL VALVE ASSEMBLIES

New valve assemblies installed at the existing standpipe in Stair A on each floor. New drain riser installed to allow for sprinkler system drainage and testing. Sprinkler system shall be designed to meet all applicable codes.

## FIRE ALARM

The fire alarm system and installation will comply with the latest City of Pittsburgh Building Code and all other applicable governmental codes.

# PLUMBING

The entire installation will comply with the 2017 Plumbing Code of Allegheny County and all other applicable governmental codes.

## DOMESTIC WATER SERVICE

New 6-inch incoming water service and associated backflow preventer sized to accommodate all office, lab, and lab-ready floors

## SANITARY AND STORM POES

Connections to the municipal storm and sewer system are existing.

## SANITARY SYSTEM

Sized to accommodate all plumbing fixtures on office, lab, and lab-ready floors.

## STORM SYSTEM

Gravity drainage system sized to serve all roof and terrace drains.

# STRUCTURAL

## FLOOR TO FLOOR HEIGHT

1st Floor: 14' 6" slab to deck

2nd - 5th Floors: 13' 6" slab to deck

6th Floor: 15' slab to deck

Actual ceiling potential heights will vary based on structural steel and ductwork layouts

**COLUMN SPACING**  
28' 4"

**FLOORPLATES**  
22,884 SF - 23,758 SF

**STRUCTURAL CAPACITY**  
100 PSF live load



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