

The RIVIERA



BURNS  SCALO
REAL ESTATE



BUILT FOR
THE BRIGHTEST MINDS

For those seeking a **one-of-a-kind office experience**, The Riviera is hands-down the most unique and indulgent office space currently available in the market. Every square foot of its oversized floor plates provides thinkers the space they need to explore and creators the space they need to inspire. **The spacious and wide-open design** promotes mobility and sparks creativity and collaboration. Its floor-to-ceiling windows optimize the office space layout and improve the distribution of natural daylight — **contributing to higher energy levels, positive attitudes, and the health and happiness of your employees.**

The RIVIERA





If science is your game, **The Riviera** has specialized wet lab-capable space, designed for biomedical research and laboratory work. South Oakland is a growing district of academic researchers, medical and science students, and educators from both the **University of Pittsburgh** and **Carnegie Mellon University**. From scientific start-ups to innovative biotechnology companies, **The Riviera is the best option on the market for your cutting-edge research and development.**

The RIVIERA



PROPERTY HIGHLIGHTS

28,00 – 132,000 SF of Premiere Office Space

Floor Plates Up to 32,000 SF

Dynamic Location with Excellent Connectivity

No-Wait, Low Cost Parking

**1.5 Miles from Two World-Renowned
Research Institutions**

Full Wet Lab Capabilities

De Fer Coffee & Tea Café on First Floor

The RIVIERA



LUXURY
BY DESIGN

Find inspiration within the walls of the Riviera through a chic cross-pollination of architecture and furniture, lighting, décor, “at-home” services, and contemporary amenities. **Energize your day with a workout** in the Riviera’s **resort-style fitness center** or quiet your mind on the Riviera’s “Zen deck.”

Sophisticated Finishes & Textures

Resort-Style Fitness Center w/ Private Changing Rooms

Community Zen Garden & Sun Deck

First Floor Gaming & Entertainment Lounge

Flexible Penthouse Conference Center & Event Space

Living Green Walls

The RIVIERA





An endless array of heart-pumping cardio equipment lines the riverside windows, **offering breathtaking views** of the river, South Side Marina, and Pittsburgh's skyline. While free weights and resistance equipment, including a TRX® system, fill out the 5,000 square-feet of the Riviera's resort-style fitness center. **Group fitness classes are available to all tenants** as well as complementary day-lockers and men's and women's changing rooms with showers to make a workout a quick and convenient part of your day.

Expansive Free Weights Selection

Premium Resistance and Cardio Equipment

Group Fitness Classes

Outdoor Trail Access

Complementary Day Lockers

The RIVIERA



ELEVATE
YOUR EXPERIENCE

The Riviera's vibrant and dynamic riverfront location helps you remove the barriers between innovation and implementation, so you can turn real-time ideas into positive outcomes — for your business and yourself. Its complementary shuttle easily connects you to Pittsburgh's premier hospitals and universities, and retail and entertainment districts. If you ever face a challenge, our Client Experience Team is available to you 24/7, saving you time throughout your day.

Private Complementary Shuttle

South Side Works Retail & Entertainment Complex

Complementary Restaurant Recommendations & Reservations

Mobile Dry Cleaning

Mobile Car Detailing Services

Hip, Local Favorite Food Trucks

Notary Service

The RIVIERA



REDEFINE YOUR TIME

AT THE RIVIERA



**ON-SITE
PARKING**

SAVE 30
MINUTES



**GRAB COFFEE
FROM DE FER**

SAVE 15
MINUTES



**WORKOUT
ON-SITE**

SAVE 60
MINUTES



**LUNCH
AT ELIZA**

SAVE 45
MINUTES



**PICK-UP
DRY CLEANING**

SAVE 15
MINUTES



**PUT ±3
HOURS
OF PRODUCTIVITY
BACK INTO
YOUR DAY**

AMENITIES

OAKLAND

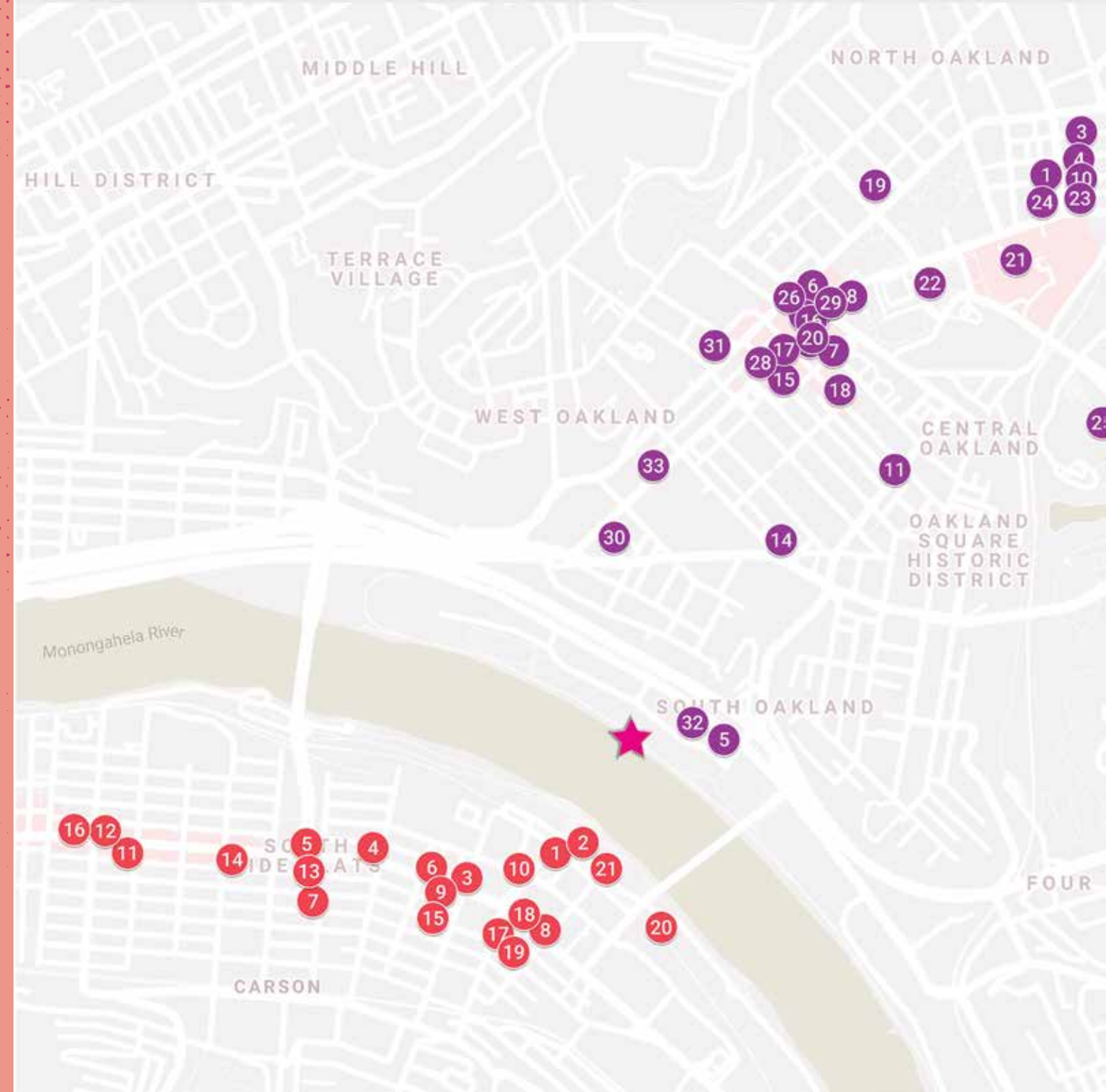
★ De Fer Coffee & Tea: At the Riviera

- ① Ali Baba
- ② CHiKN
- ③ Crêpes Parisiennes
- ④ Eatunique
- ⑤ Eliza Hot Metal Bistro
- ⑥ Five Guys
- ⑦ Fuel & Fuddle
- ⑧ Hemingway's Café
- ⑨ Legume
- ⑩ Lucca Ristorante
- ⑪ Mad Mex
- ⑫ Noodles and Company
- ⑬ Oishii Bento
- ⑭ Panera
- ⑮ Piada
- ⑯ Primanti Bros.
- ⑰ Roots Natural Kitchen
- ⑱ Spice Island Tea
- ⑲ Spirits & Tales
- ⑳ Stack'd Beer and Burger Oakland
- ㉑ The Café Carnegie
- ㉒ The Porch at Schenley
- ㉓ Union Grill
- ㉔ Yuva Indian Kitchen + Bar
- ㉕ Café Phipps
- ㉖ Crazy Mocha Coffee Co
- ㉗ Dunkin'
- ㉘ Redhawk Coffee
- ㉙ Starbucks
- ㉚ Hampton Inn Pittsburgh University/ Medical Center

- ㉛ Hilton Garden Inn Pittsburgh University Place
- ㉜ Hotel Indigo Pittsburgh - Technology Center
- ㉝ Residence Inn by Marriott Pittsburgh Oakland/ University place

SOUTHSIDE

- ① The Cheesecake Factory
- ② Hofbrähaus Pittsburgh
- ③ Emilianos
- ④ Double Wide Grill
- ⑤ La Palapa
- ⑥ Waffles INCaffeinated
- ⑦ Thai Me Up
- ⑧ QDOBA
- ⑨ Cucina Vitale
- ⑩ McCormick & Schmick's Seafood & Steaks
- ⑪ Piper's Pub
- ⑫ Fat Head's South Side Saloon
- ⑬ Carmella's Plates & Pints
- ⑭ Stagioni
- ⑮ OTB Bicycle Café
- ⑯ Tres Rios
- ⑰ Nadine's
- ⑱ Crazy Mocha
- ⑲ Big Dog Coffee
- ⑳ Spring Hill Suites by Marriott Pittsburgh Southside Works
- ㉑ Hyatt House Pittsburgh - South Side





The RIVIERA



TRANSPORTATION ALTERNATIVES

PARKING

PTC Garage at 401 Tech Drive -
(725 spaces)

US&S Garage and Lot - (572 spaces,
expansion in 2020-21)

Ingot Garage - (868 spaces)

Hot Metal Parking Garage - (673 spaces)

Furnace Garage - (291 spaces)

Ladle Garage - (291 spaces)

Southside Works Open Hearth
Garage - (562 spaces)

BY BUS

The 54, 61B, 61D travel through the
Pittsburgh Technology Center with
stops surrounding the Riviera

BY BUS

15 minutes to University of Pittsburgh

20 minutes to Carnegie Mellon University

5 minutes to South Side

1- minutes to Pittsburgh CBD

BY CAR

5 minutes to Southside Works

5 minutes to Downtown Pittsburgh

5 minutes to Oakland

2 minutes to Hazelwood Green

8 minutes University of Pittsburgh

8 minutes to Duquesne University

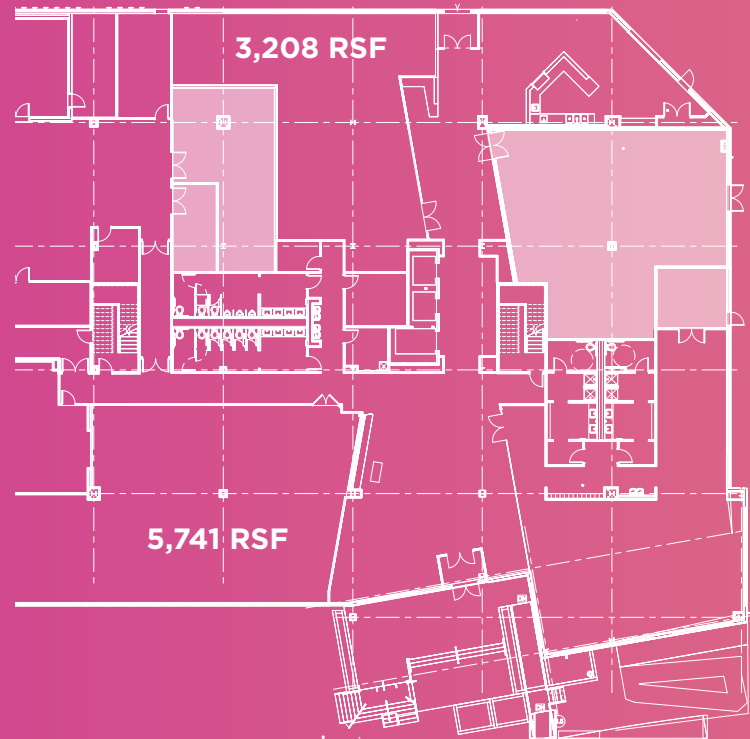
11 minutes to Carnegie Mellon University

The RIVIERA

1ST FLOOR

3,208 – 5,741 RSF

Technology Drive



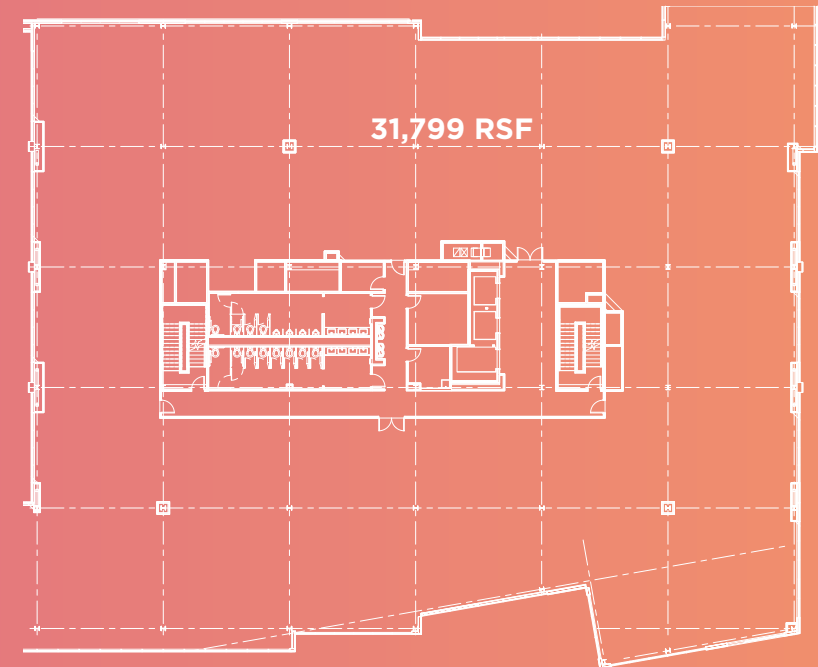
Monongahela River

The RIVIERA

2ND FLOOR

31,799 RSF

Technology Drive

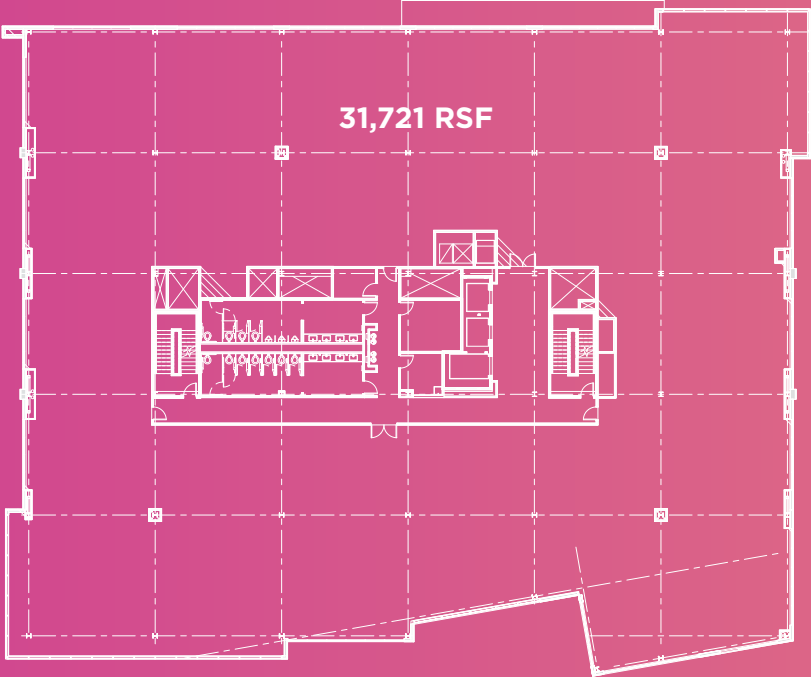


Monongahela River

3RD FLOOR

31,721 RSF

Technology Drive

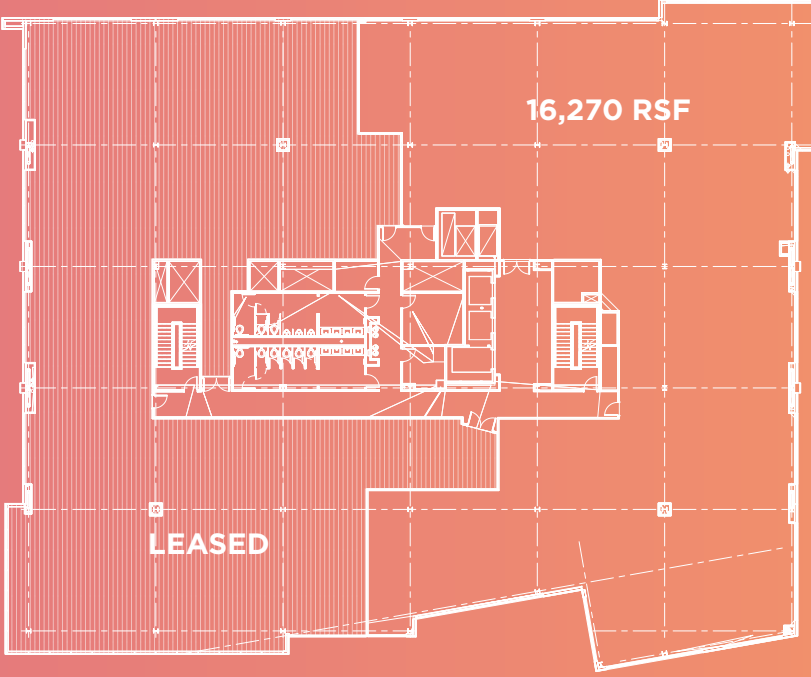


Monongahela River

4TH FLOOR

16,270 RSF

Technology Drive

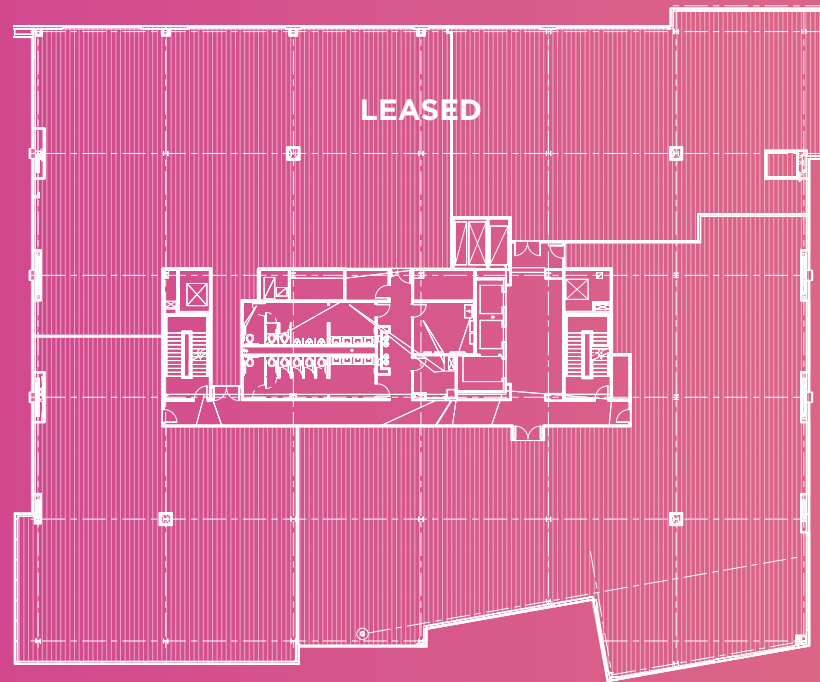


Monongahela River

5TH FLOOR

29,500 RSF

Technology Drive



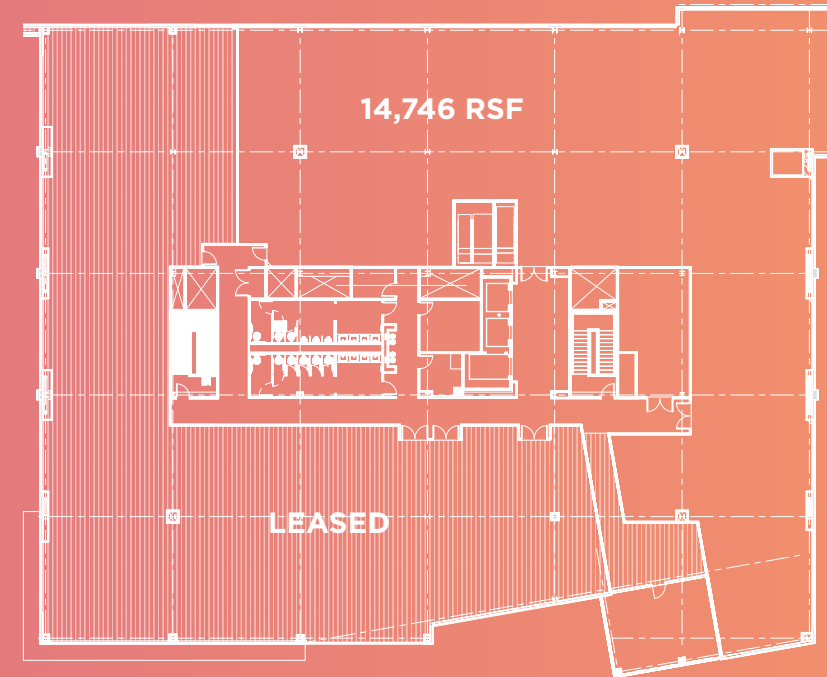
Monongahela River

The RIVIERA

6TH FLOOR

14,746 RSF

Technology Drive



Monongahela River



THE RIGHT TIME
THE RIGHT PLACE

BURNS  **SCALO**
REAL ESTATE



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