



# **27 51<sup>ST</sup> STREET RENOVATIONS**

## **LAWRENCEVILLE UNITED**

### **10<sup>TH</sup> WARD BLOCK WATCH MEETING**

October 8, 2019

**PERKINS —  
EASTMAN**





27 51<sup>st</sup> Street, Pittsburgh, PA

### Spear Street Capital Overview

Founded in 2001, Spear Street Capital (“SSC”) is an owner and operator of distinctive office properties located in the United States, Canada and Europe. SSC focuses on targeting well-conceived and located office properties that can succeed through creative leasing efforts, physical improvements, entitlement changes or realization of adaptive re-use strategies.

Spear Street Capital currently manages two fully discretionary private equity funds that have combined committed equity capital of \$2.0 billion.

Headquartered in San Francisco with an office in New York, Spear Street Capital has been focused on technology related real estate and tech markets for over eighteen years, developing significant relationships with tenants in the Bay Area and across globe.



27 51<sup>st</sup> Street, Pittsburgh, PA

Spear Street Capital Overview – Representative Lease Transactions



Ciena  
Ottawa  
424,900 sq. ft.



AMD  
Austin  
418,050 sq. ft.



Apple  
Austin  
357,140 sq. ft.



SolarWinds  
Austin  
347,680 sq. ft.



EMC  
Seattle  
228,250 sq. ft.



eBay (PayPal)  
Austin  
214,690 sq. ft.



Oracle  
Austin  
179,900 sq. ft.



Electronic Arts  
Austin  
175,470 sq. ft.



Amazon  
Seattle  
255,560 sq. ft.



Google  
Austin  
173,750 sq. ft.



Visa  
Austin  
266,000 sq. ft.



Polycom  
Austin  
88,790 sq. ft.

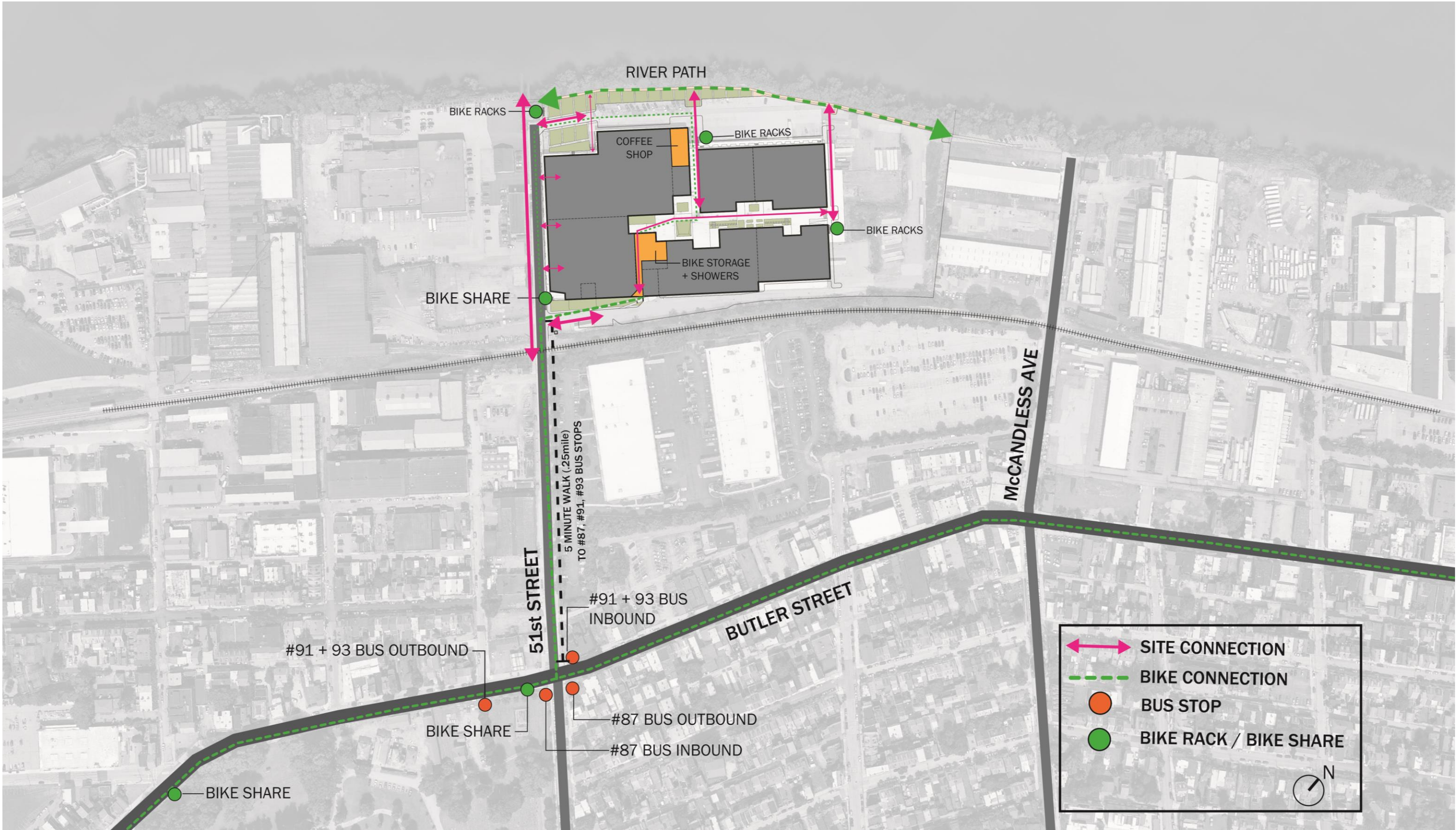


# SITE MAP





# NEIGHBORHOOD CONNECTIONS





# EXISTING CONDITIONS

AERIAL VIEW FROM LAWRENCEVILLE





# EXISTING CONDITIONS

AERIAL VIEW FROM ROUTE 28





# EXISTING CONDITIONS

## SITE PHOTOS



VIEW ALONG 51<sup>ST</sup> STREET LOOKING NORTH



VIEW AT SITE ARRIVAL ALONG 51<sup>ST</sup> STREET



# EXISTING CONDITIONS

SITE PHOTOS



SOUTHEAST CORNER – ALONG RAILROAD TRACKS



SOUTHWEST CORNER – ALONG 51<sup>ST</sup> STREET



NORTHWEST CORNER – ALONG 51<sup>ST</sup> STREET



NORTHEAST CORNER



# EXISTING CONDITIONS

## SITE PHOTOS



SOUTH FAÇADE



WEST HALF OF NORTH FAÇADE



EAST FAÇADE



WEST FAÇADE



# SURROUNDING CONTEXT

## SITE PHOTOS



LOOKING ACROSS 51<sup>ST</sup> STREET TO CAVACINI LANDSCAPING & GARDEN CENTER / MCCONWAY & TORLEY



LOOKING ACROSS 51<sup>ST</sup> STREET TO MCCONWAY & TORLEY / CLEAN CARE / SAUER HOLDINGS



# SITE PLAN / PARKING



## SITE LEGEND

- 521 STANDARD PARKING SPOT
- 54 COMPACT PARKING SPOT
- 15 ACCESSIBLE PARKING SPOT
- 590 TOTAL PARKING SPOTS
- 150 BIKE PARKING
- SITE ENTRY POINTS
- MAIN ENTRANCES TO SUITES
- STAFF ENTRANCES TO SUITES
- OVERHEAD DOOR TO SUITES
- LOADING DOCK



# AERIAL VIEW

LOOKING NORTHEAST





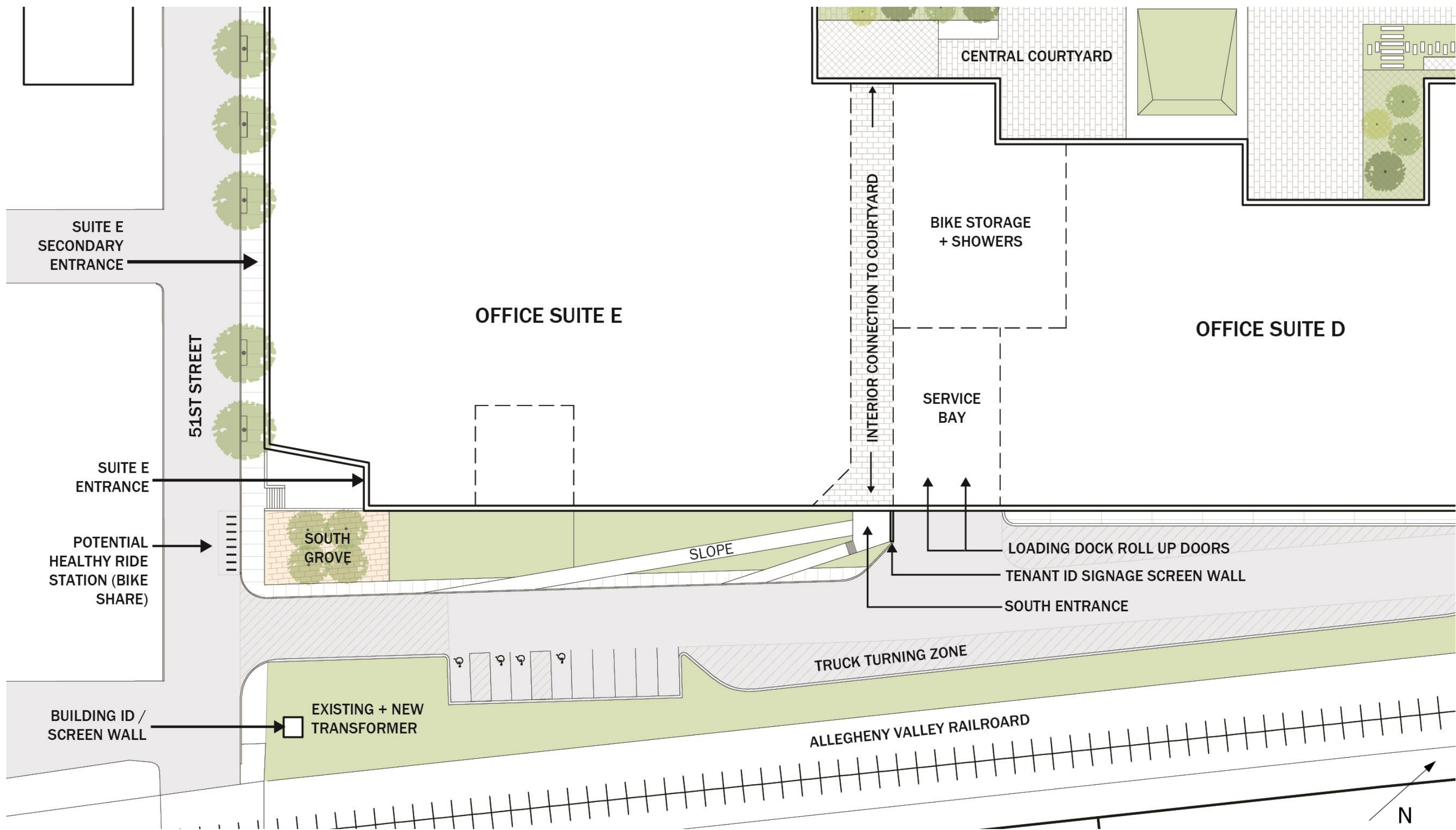
# AERIAL VIEW

LOOKING SOUTHEAST





# SOUTH GROVE/ENTRY





# SITE ARRIVAL





# SITE ARRIVAL





# SOUTH GROVE





# SOUTH GROVE





# SOUTH ENTRY





# 51<sup>ST</sup> STREET



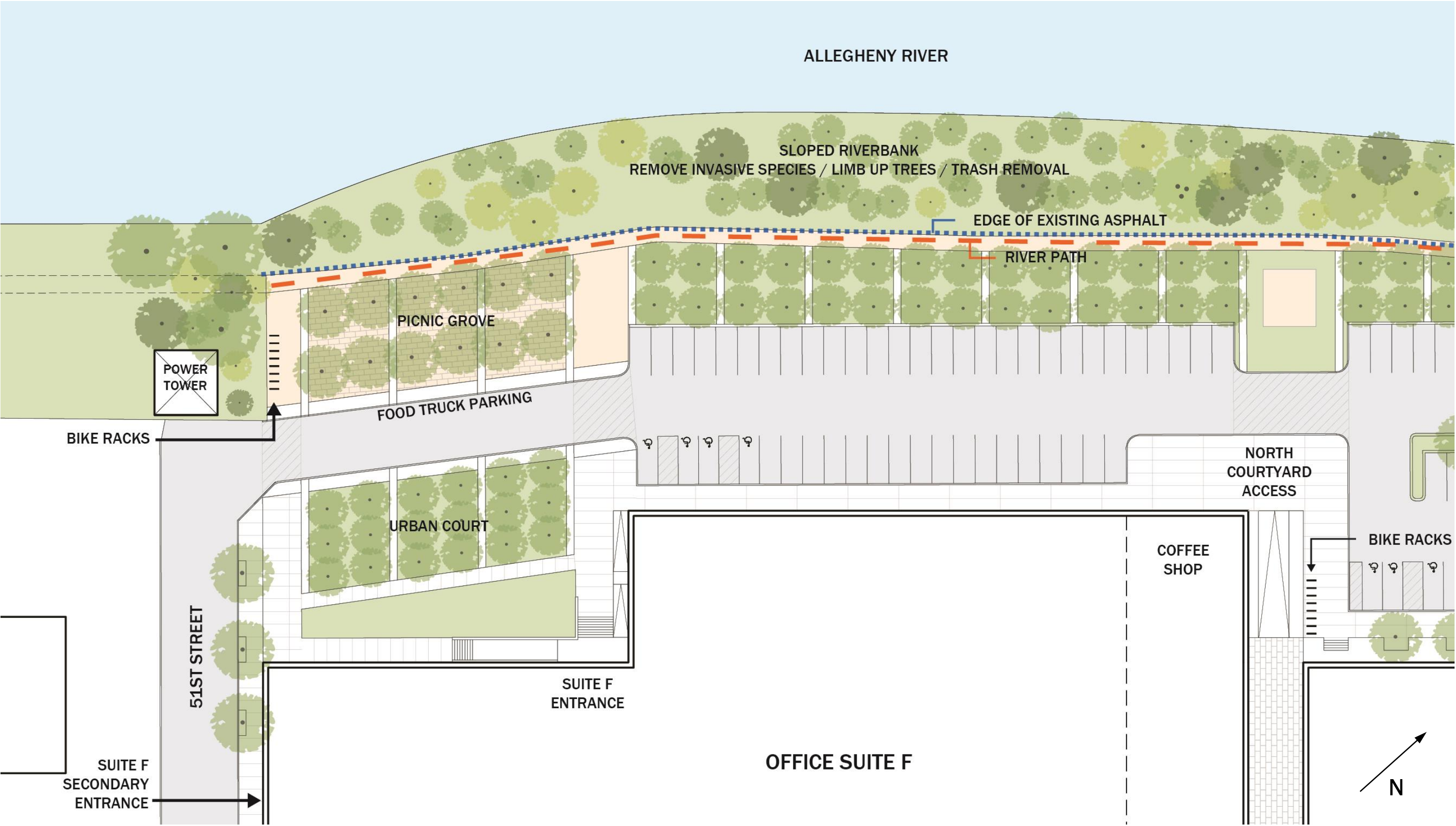


# 51<sup>ST</sup> STREET





# NORTH PLAZA / RIVERFRONT





# NORTH PLAZA



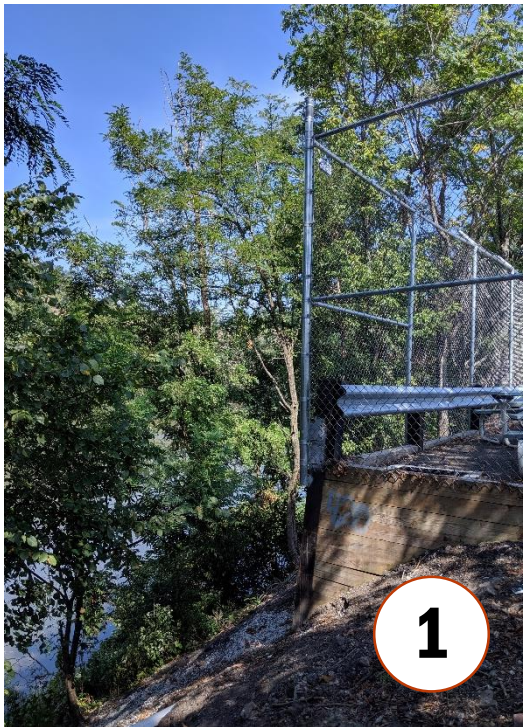
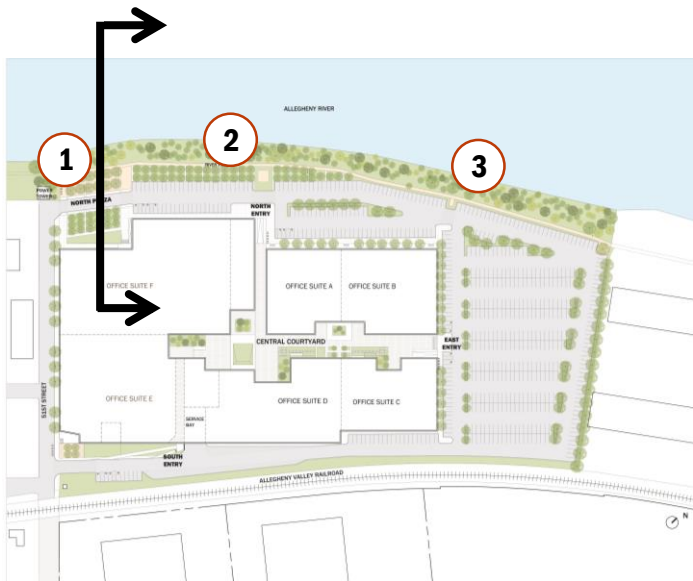
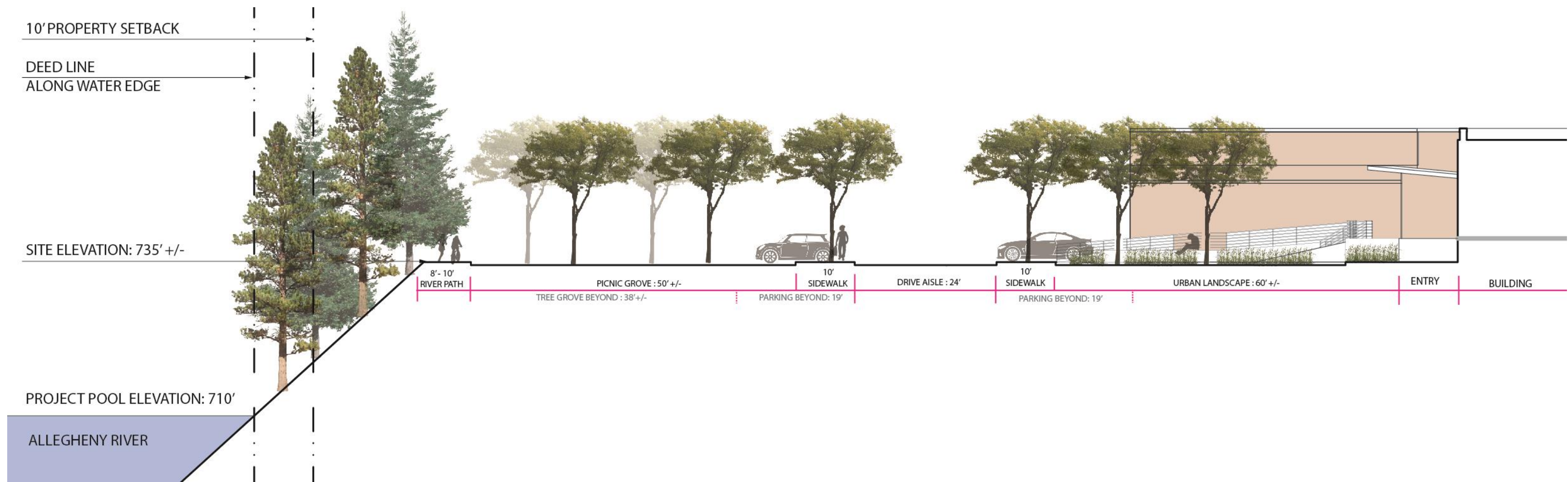


# NORTH PLAZA





# SECTION AT RIVER





# RIVER PATH





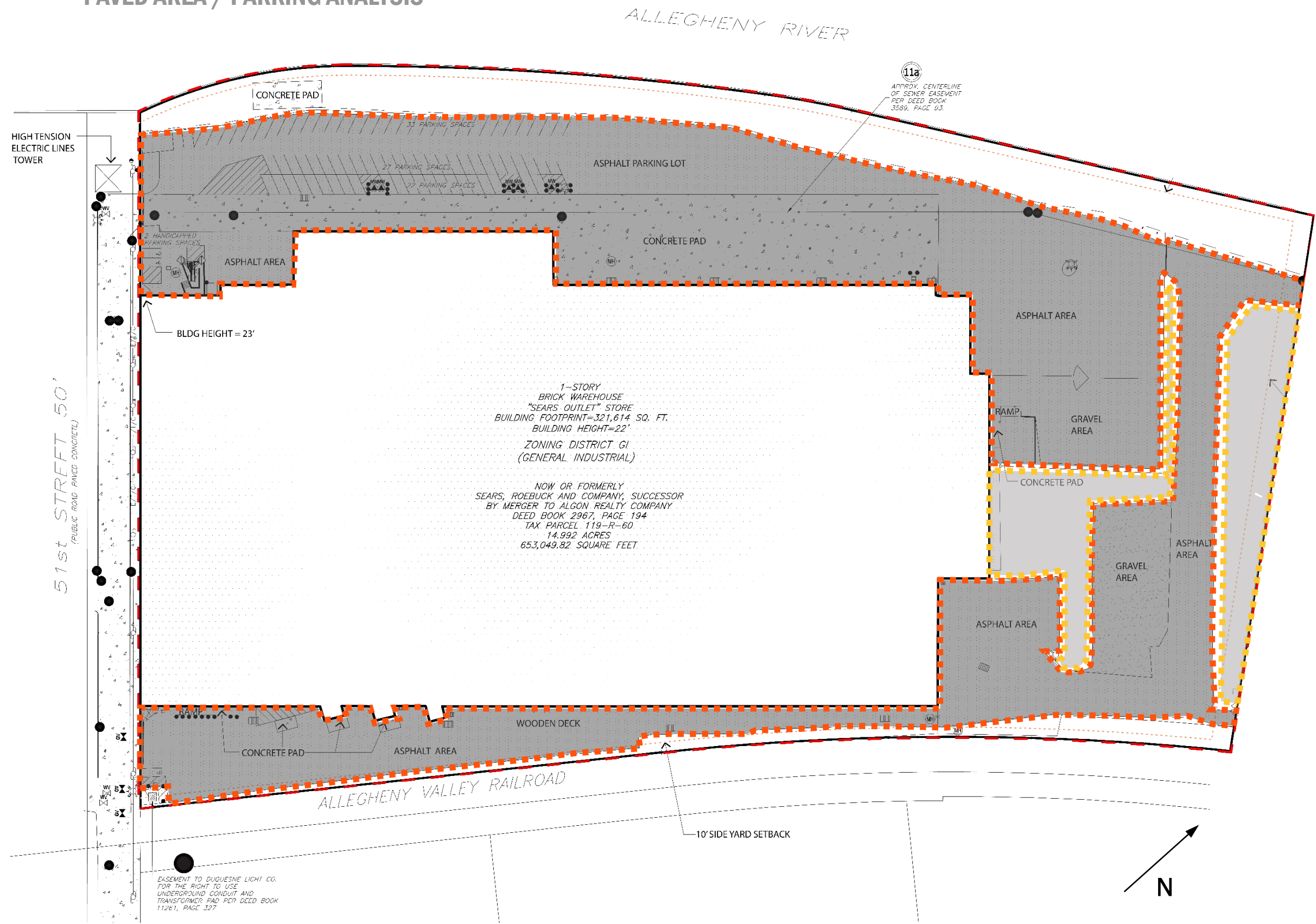
# RIVER PATH





# SITE SURVEY

## PAVED AREA / PARKING ANALYSIS



### EXISTING CONDITIONS ANALYSIS

TOTAL SITE AREA: 15 ACRES+/-

EXISTING PAVED AREA: 251,575SF

EXISTING GRAVEL/WEEDS AREA: 37,100SF

TOTAL POTENTIAL PARKING: 960 SPACES±

(Calculation is based on approximate surface parking lot efficiency of 300SF / vehicle.)

### LANDSCAPE / HARDSCAPE ANALYSIS

GROSS BUILDING AREA: 300,000SF

(Total renovated building including central courtyard.)

EXISTING PAVED AREA: 6.63 ACRES

(Total includes existing concrete, asphalt, gravel/weed covered areas.)

PROPOSED PAVED AREA: 5.45 ACRES

TOTAL IMPERVIOUS AREA REDUCTION:  
1.1 ACRES

EXISTING TREES: FEWER THAN 10

(Not including the River Front Zone)

PROVIDED TREES: 150 +/-

TOTAL TREE COUNT INCREASE: 1,400%

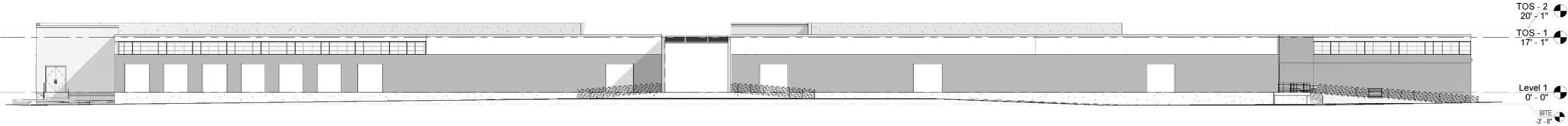
EXISTING GRAVEL / WEEDS

EXISTING PAVED SURFACE  
CURRENTLY DEDICATED TO  
PARKING, LOADING, AND  
TRUCKING OPERATIONS

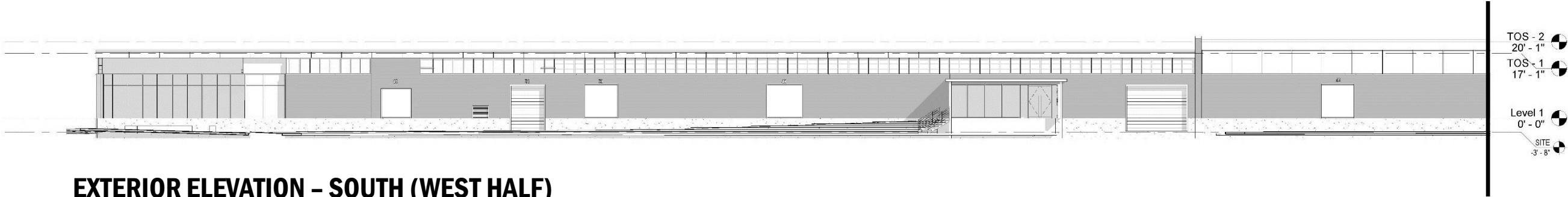


# BUILDING ELEVATIONS – IN PROGRESS

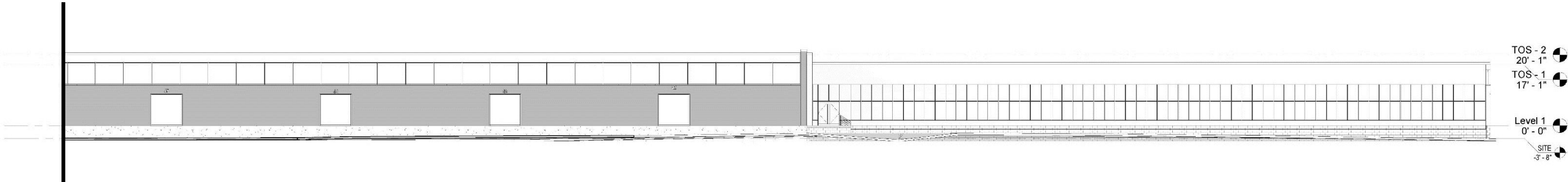
EAST & SOUTH



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION – SOUTH (WEST HALF)

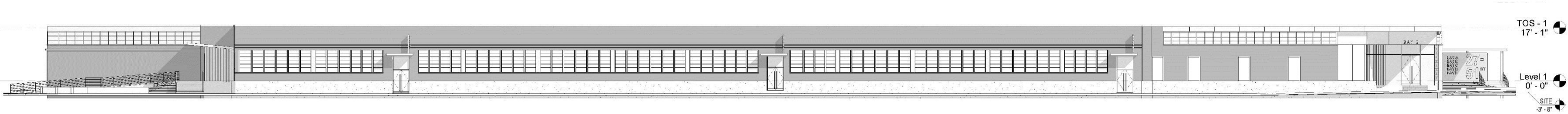


EXTERIOR ELEVATION – SOUTH (EAST HALF)

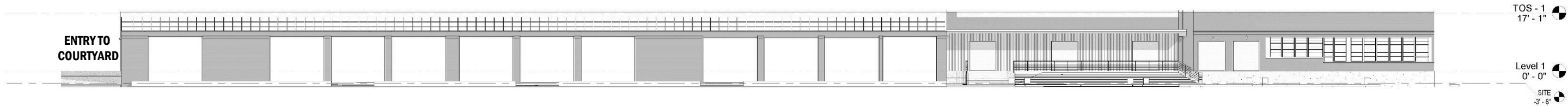


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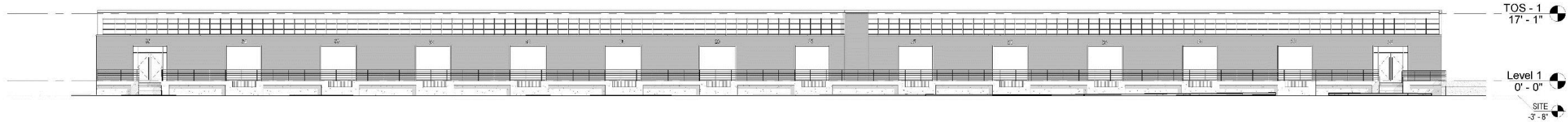
NORTH & WEST



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION – NORTH (WEST HALF)



EXTERIOR ELEVATION – NORTH (EAST HALF)



Human by Design