

The Tech Center

At

322

Fourth Avenue
Pittsburgh, Pennsylvania



E.V. BISHOFF CO.
OWNER OPERATED PROPERTIES

Office Leasing
MADE SIMPLE.®

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This state-of-the-art facility is available for lease at a substantial discount to replacement value.



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Located at the epicenter of the Pittsburgh Financial District, the Tech Center at 322 Fourth Avenue was built in 1903, later purchased by National City Bank and then purchased by a division of E. V. Bishoff Company was transformed into the standard bearer for elite data facilities. Redeveloped to accommodate the rigorous connectivity needs, utility service levels and physical security requirements of national telecommunications providers, Corporate Data Centers and Call Centers, the state-of-the-art facility is available for lease at a substantial discount to replacement value.

The Tech Center is ideal for enterprise tenants seeking to manage their own secure, isolated, state-of-the-art technical premises without the added costs and

sacrifices of control associated with upgrading old facilities or using outsourced service providers.

The facility is owned and managed by E.V. Bishoff Company, a family-owned real estate development company, with over 40 years of experience serving customers and millions of square feet under ownership. A staff of professionals is on hand to work with prospective tenants to design customized Technical Centers—separately-demised and secured data center or R&D layouts with companion office space and either dedicated or shared electrical, mechanical and backup support systems.

The Pittsburgh Information Technology Center has a 1450 KVA diesel generator, 16,000 gallon diesel fuel storage tanks, and domestic power feeding through a dual transformer system, Liebert cooling systems, a Glycol System, raised floors, and electronic and video security.

The Tech Center is designed to cater to the requirements of quality-sensitive and financially disciplined corporate tenants, enabling custom designed combinations of first-class data center space and companion office space at substantial discounts to alternative options. Technical Centers enable tenants to leverage over \$20 million of electrical, mechanical and backup support systems, while still maintaining full autonomy over their premises and their mission-critical systems.

Control: Separately demised and secured sites with tenant-controlled access points and premises-level security systems. Site can accommodate requirements of any size.

Quality & Redundancy: Access to highest quality facility systems, available on either a fully dedicated or shared basis. Unparalleled power and cooling backup systems.

Security: 24/7, authenticated key cards and access control devices; CCTV, hardened concrete structure.

Stability: Stable, long-term real estate ownership with facility management experience.



BUILDING SPECIFICATIONS

Backup Generator

Generator capacity: 1450 KVA

Fuel tank capacity: 16,000 thousand gallons

Generator run time: 145hrs

Generator fuel burn rate: 110 gallons per hr.

Generator Inspections: Maintenance contract with Beckwith Power Systems

Servicing Frequency: Once per month

Run Testing Frequency: Two times per year

Building critical functions tied into system

Floor Size – 4,500 Sq ft per floor

Space Options – floors can be furnished or open

Satellite up-link - The building is cable ready to receive CNN, MSNBC, FOX News

Loading dock – A metal overhead door protects the loading area. The dock is accessible from 4th Ave. and is available for the tenants use.

In-building Restaurant, game room and vending area

24/7/365 Operations

Adjacent Parking - lot owned by the E.V. Bishoff Company

Broadband Options

The Tech Center is served by multiple carriers on site:

DQE's 200-mile dark fiber network maintains its hub in the building

Penn telecom a full service provider – dial-up, VPN, T-1, T-3

AT&T

Qwest

US Wireless

**The Tech Center
is a first-class
data center with
unrivaled
infrastructure
and backup
support systems.**

CONTACT INFORMATION

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