



# Seagate Technology Building

1250 Waterfront Place, Pittsburgh PA, 15222

## Building and Sublease Information

### GENERAL:

Building size	200,000 square feet
Type	Office/labs/cleanroom
Number of stories	5 floors (2nd Floor is mezzanine space)
Date Available	Negotiable
Direct Lease or Sublease	Sublease
Year built	2001
Owner	The Buncher Company
Property Manager	The Buncher Company
Broker	GVA Oxford - Randall G. McCombs 412.261.0200
Architects	TKA - Tasso Katselas Architects
Building access	Proximity Card Reader
Parking ratio / # of spaces	1.24 per 1,000 SF - 248 spaces

### BUILD-OUT:

General Description	Office, Lab and Cleanroom Space
Private offices	5
Conference rooms	17
Training rooms	(1) 300 seat with 4 screens auditorium
Labs	32
Computer / Data Center	1 main / 2 satellite closets per floor
Server room	1
Fitness Center	1 (24 hour access, Equipped, Showers)
Kitchen/Cafeteria	1 (Seating for 105+)
Restrooms (showers)	18 (Showers: 4 in Fitness Center)
Warehouse / shipping-receiving	2 bay dock - 1 with leveler
Clear Height	16-18'
Outdoor employee amenities	Patio with Landscape Forms tables and seating and secure wireless network access, Walking Trails





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<b>INFRASTRUCTURE:</b>	
HVAC:	Chilled and Hot Water
Type	2 York Chillers and 2 Bryan Boilers
Size	1200 Ton Chillers; 12,600 BTU Boilers
Age of units	7 years
Sprinklered	Yes
ADA Compliant	Yes
Fire alarm system	Stanley Systems
Energy management system	Honeywell XL5000
Power	9000AMP (Building) 2500 AMP (CUB)
Fiber Service	Yes - Dual entrance, sonnet service 12-01 fiber optic cable
Back-up Power (generators)	1250 KW Caterpillar
UPS back-up	(2) 50 KVA; (1) 30 KVA; (3) 500 KVA
Grade level Door:	Level
Dock high Door:	14'
Ceiling height	16'
Type of roof/age	2 layer asphalt / 7 years
Security system	Amag Symetry Access Control System, (7) PTZ cameras, 20 Interior Cameras with Panels and Readers
Elevators:	4 total
Passenger	3 (2,500 lbs)
Freight handling	1 (4,500 lbs)
Satellite (roof)	Yes with analog and digital receivers. Plus DirecTV service
Cabling systems	Voice/Data - Hubbel/General Category 5e Plenum rated cable Blolite - Blowable fiber 62.5 micron for zone distribution backbone

<b>DATA SYSTEMS:</b>	
Equipment racks available in server room	Negotiable
Dedicated 24/7 HVAC in server room/ tons	Yes
Type of data connectivity provided to building	Multiple T1, OC3 and copper trunks
Fiber mux in building / type	Yes - Verizon Provided
Phone system: type / # of handsets	Siemens HiCom Model 80 + Phonemail/ ~250 handsets
<b>FURNITURE SYSTEMS:</b>	
Cubicles: type / age / size	Herman Miller Ethospace - 6-8 years old - 10/12, 86"H with door
Network-wired for data and phone (#/cube)	All - very flexible due to network design (minimum 2 each voice/data)
Private offices / conference rooms furnished	Herman Miller Passages / Van San
Network-wired for data and phone (#/office)	2 phone minimum 2 data typically 4 data
Type of wiring / termination location	Category 5e patch cables - no face plate in cube
<b>CLOSEST TRANSPORTATION POINT:</b>	
Type	Port Authority
Location	1- 3 blocks