

# 92 Gateway View Plaza

1600 West Carson Street  
Pittsburgh, PA 15219  
Allegheny County



## BUILDING SPECIFICATIONS

**TOTAL AVAILABLE SPACE:** 92,763 ± Square Feet

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36,599 ± Square Feet on the Mezzanine Floor

43,558 ± Square Feet on the Top Floor (Column Lines 1-20)

12,606 ± Square Feet on the Top Floor (Column Lines 40-49)

**ZONED:** C-3 Planned Commercial District

**CONSTRUCTION:** Two-story heavy steel frame with a dryvit façade and bronze aluminum frame windows with reflective insulated glass

**ROOF:** 22 gauge steel decking with insulated single rubber membrane

**COLUMN SPACING:** 50' x 25'

**LIGHTING:** Landlord will install new 2' x 4' backlit LED panel lights in accordance with all applicable codes

**CEILING:** Acoustical tile (2' x 4' lay – in on a T bar grid system) throughout the office area. (Ceiling height is 8' 9")

**PARKING:** Free open-air, onsite parking located on the upper deck immediately adjacent to the main entrance with additional surface parking adjacent to the lower lobby entrance

**FLOORS:** Carpeting to be selected by Tenant from Buncher Company's standard carpet selections.

**ELECTRICAL:** 110-volt duplex electrical outlets throughout

**SPRINKLER:** Grinnell system ordinary hazard wet system .20 GPM per square foot; most remote 2,000 square feet – 1.2 rule; 100 square foot coverage per head

**H.V.A.C.:** Multiple rooftop mounted HVAC units to provide 72° F inside temperature at 0° F outside temperature during the heating season; air conditioning to provide 16° F differential in summer

**UTILITIES:**

Electric – Duquesne Light Company

Gas – Columbia Gas Company

Water – Allegheny County Sanitation Authority (ALCOSAN)

Sewer – Allegheny County Sanitation Authority (ALCOSAN)

**TELEPHONE:** Verizon

**FIBER OPTICS:** Verizon – Fiber and Copper Lines  
T-1 Lines  
Digital Loop Carrier

**REAL ESTATE**

**TAXES:** Estimated at \$.31 per square foot per year

**INSURANCE:** Estimated \$.05 per square foot per year

**CAM CHARGE:** \$.45 per square foot per year

For More Information or to Schedule a Tour:  
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