

# MORGAN STANLEY BUILDING

2600 Old Washington Road, Pittsburgh, PA 15241



**FOR LEASE**

**OFFICE BUILDING**

## **Presented By:**

**Richard Beynon**

412.261.3640

[rbeynon@beynonandco.com](mailto:rbeynon@beynonandco.com)

**Darin Shriver**

412.261.3640

[dshriver@beynonandco.com](mailto:dshriver@beynonandco.com)

# MORGAN STANLEY BUILDING

2600 Old Washington Road, Pittsburgh, PA 15241

## TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	7
ZONING	13
DEMOGRAPHICS	27
COMPANY INFORMATION	30



429 Forbes Ave  
Pittsburgh, PA 15129  
<http://beynonandco.com>



# MORGAN STANLEY BUILDING

2600 Old Washington Road, Pittsburgh, PA 15241



## SECTION 1 PROPERTY INFORMATION

### **Presented By:**

**Richard Beynon**

412.261.3640

[rbeynon@beynonandco.com](mailto:rbeynon@beynonandco.com)

**Darin Shriver**

412.261.3640

[dshriver@beynonandco.com](mailto:dshriver@beynonandco.com)

# MORGAN STANLEY BUILDING

2600 Old Washington Road, Pittsburgh, PA 15241

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	Suite 1: 4,310 RSF
	Suite 2: 6,400 RSF
	Full Floor: 11,750 SF
Lease Rate:	\$26/SF
	Suite 1: Plus Utilities
	Suite 2: Plus Cleaning
Year Built:	2006
Building Size:	21,500 SF
Parking:	4.6/1000 SF
Zoning:	Special Business District

### PROPERTY OVERVIEW

Class A space for lease. Ideal location for office, medical space, bank, childcare space, and more.

### LOCATION OVERVIEW

Located at Route 19 South intersection of Boyce Road in Upper St. Clair Township. Access to I-79, South Hills, Southpointe & Pittsburgh.

### PROPERTY HIGHLIGHTS

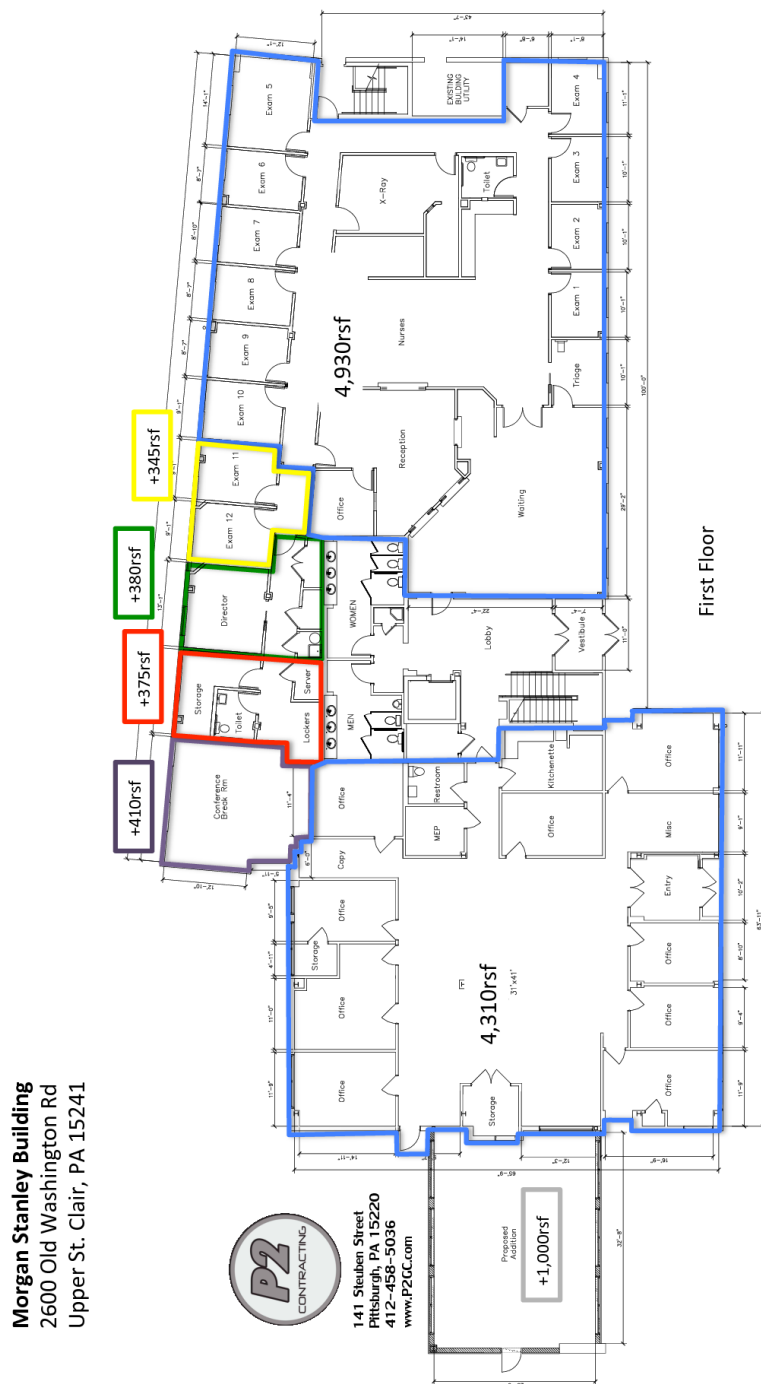
- First floor access with flexible floorplan
- Current buildouts: offices, conference rooms, reception & kitchen; banking drive-thru available; up to 12 medical exam rooms and adequate plumbing for medical space
- Wet sprinklered with elevator access to second floor
- Ample on-site parking with approx. 100 spaces (ratio of 4.6/1000 SF)
- Building signage opportunity available
- Great visibility with 22,000+ cars passing per day
- 2018 Median Household Income: 1 mile = \$117,851 | 3 mi=\$93,803



429 Forbes Ave  
Pittsburgh, PA 15129  
<http://beynonandco.com>

2600 Old Washington Road, Pittsburgh, PA 15241

## FLOOR PLANS



429 Forbes Ave  
Pittsburgh, PA 15129  
<http://beynonandco.com>



# MORGAN STANLEY BUILDING

2600 Old Washington Road, Pittsburgh, PA 15241

## ADDITIONAL PHOTOS



429 Forbes Ave  
Pittsburgh, PA 15129  
<http://beynonandco.com>

# MORGAN STANLEY BUILDING

2600 Old Washington Road, Pittsburgh, PA 15241



## SECTION 2 LOCATION INFORMATION

### **Presented By:**

**Richard Beynon**

412.261.3640

rbeynon@beynonandco.com

**Darin Shriver**

412.261.3640

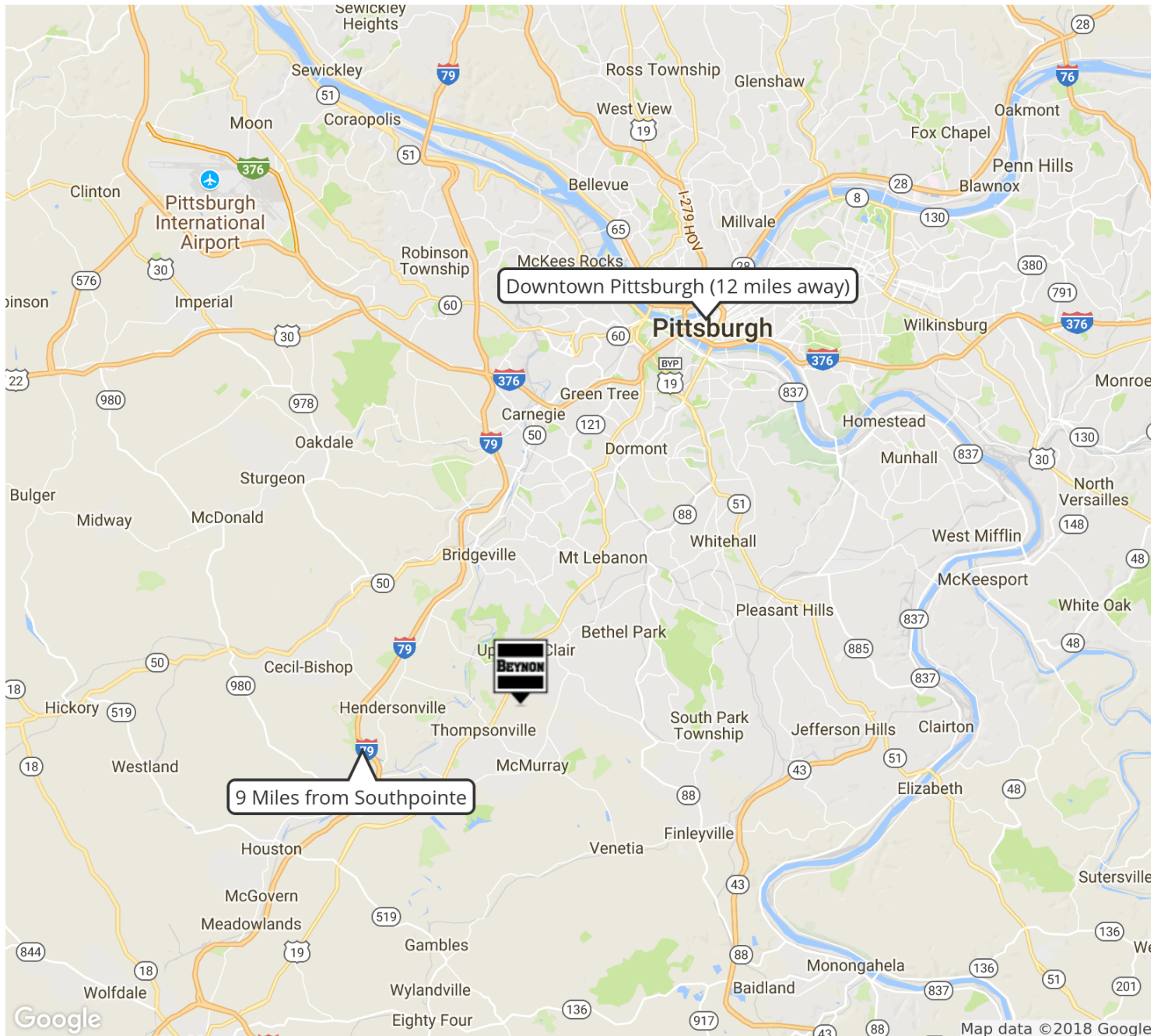
dshriver@beynonandco.com



# MORGAN STANLEY BUILDING

2600 Old Washington Road, Pittsburgh, PA 15241

## REGIONAL MAP



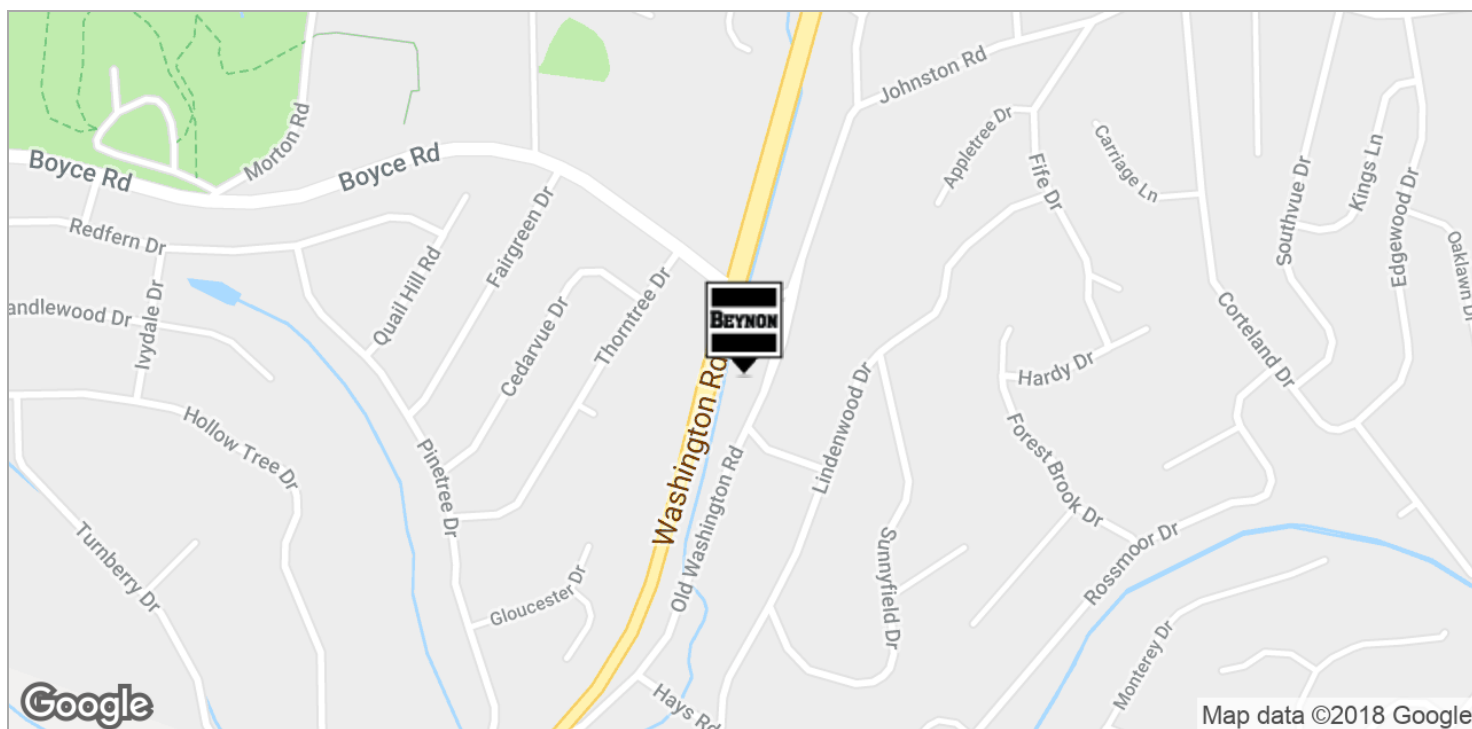
429 Forbes Ave  
Pittsburgh, PA 15129  
<http://beynonandco.com>



# MORGAN STANLEY BUILDING

2600 Old Washington Road, Pittsburgh, PA 15241

## LOCATION MAPS



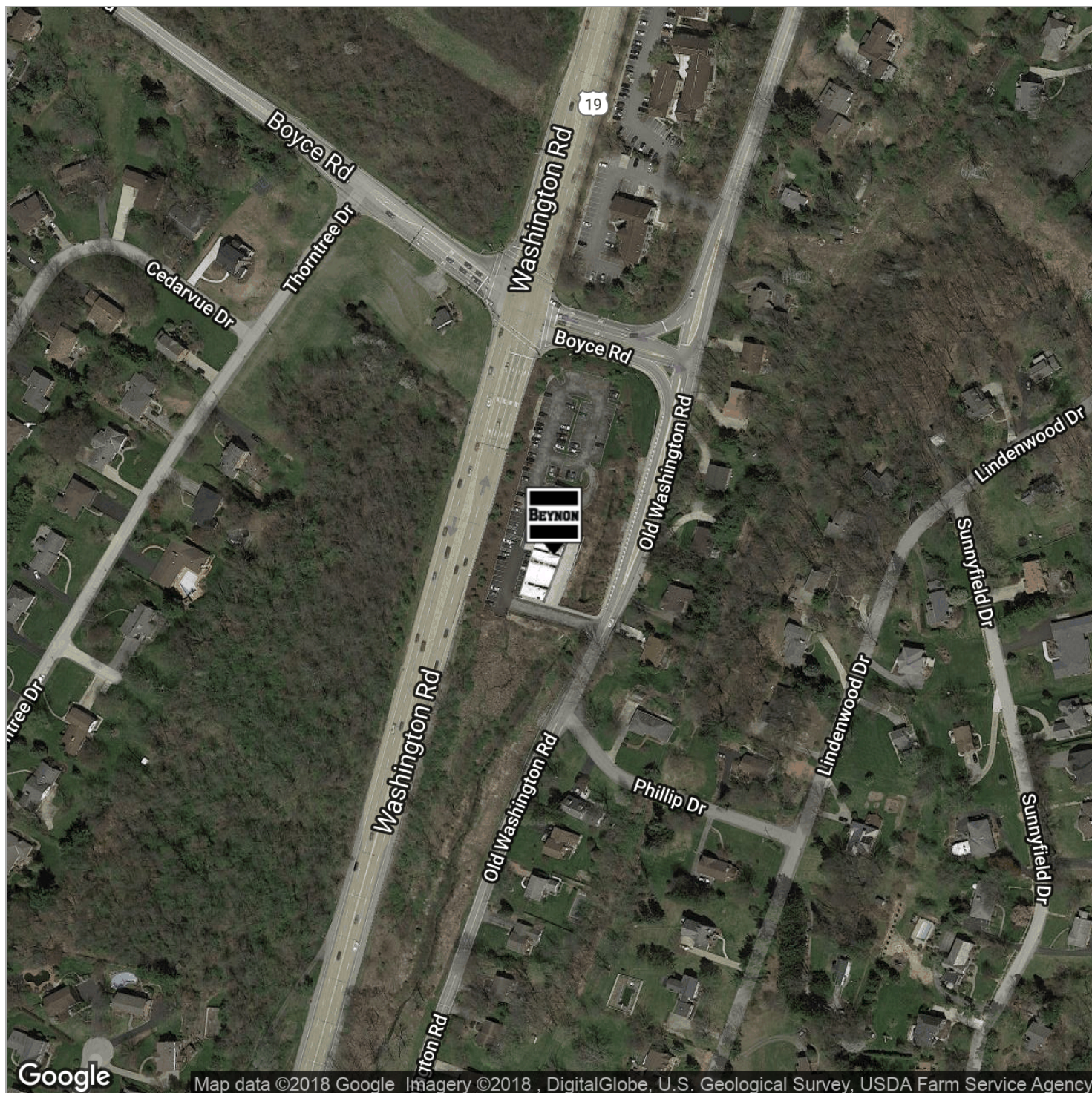
429 Forbes Ave  
Pittsburgh, PA 15129  
<http://beynonandco.com>



# MORGAN STANLEY BUILDING

2600 Old Washington Road, Pittsburgh, PA 15241

## AERIAL MAP



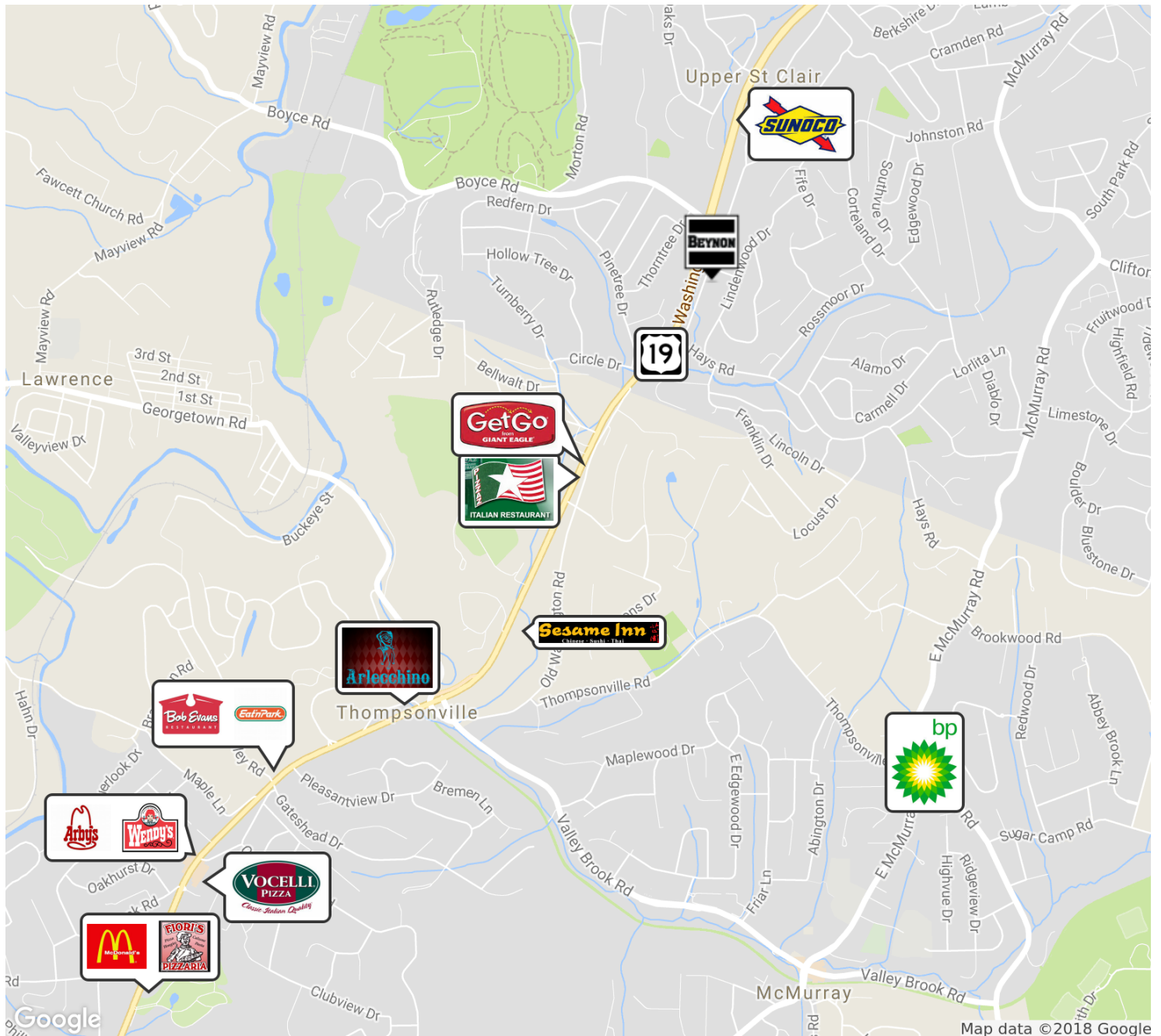
429 Forbes Ave  
Pittsburgh, PA 15129  
<http://beynonandco.com>



# MORGAN STANLEY BUILDING

2600 Old Washington Road, Pittsburgh, PA 15241

## RETAILER MAP

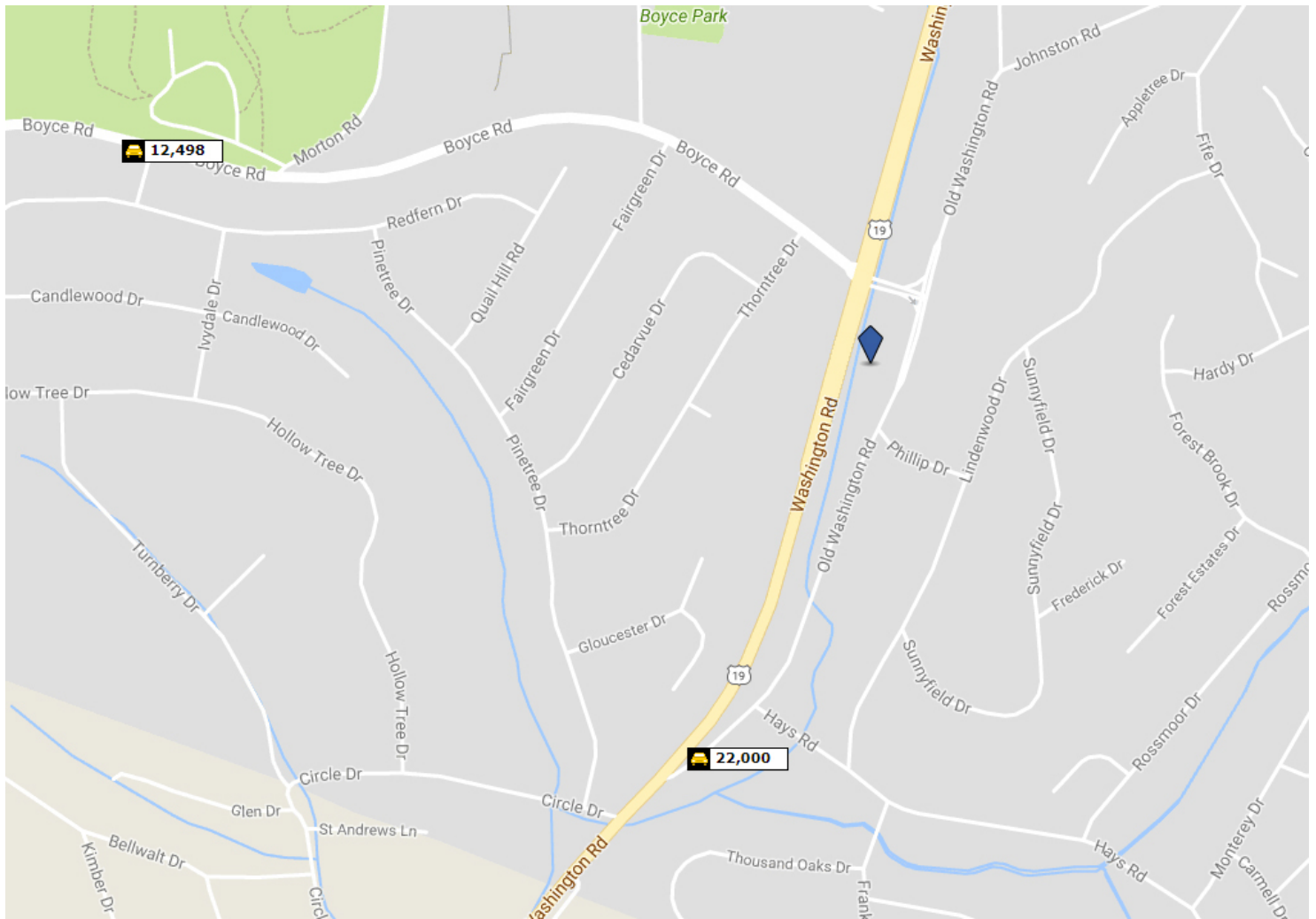


429 Forbes Ave  
Pittsburgh, PA 15129  
<http://beynonandco.com>

# MORGAN STANLEY BUILDING

2600 Old Washington Road, Pittsburgh, PA 15241

## TRAFFIC MAP



429 Forbes Ave  
Pittsburgh, PA 15129  
<http://beynonandco.com>



# MORGAN STANLEY BUILDING

2600 Old Washington Road, Pittsburgh, PA 15241



## SECTION 3 ZONING

### Presented By:

**Richard Beynon**

412.261.3640

[rbeynon@beynonandco.com](mailto:rbeynon@beynonandco.com)

**Darin Shriver**

412.261.3640

[dshriver@beynonandco.com](mailto:dshriver@beynonandco.com)

**§ 130.13 SB Special Business District.**

130.13.1. Purpose. To provide for the demand for suburban business service and PROFESSIONAL OFFICES, including the supporting facilities that these offices may require, and to meet the needs of the resident population for convenience in obtaining professional services.

130.13.2. AUTHORIZED USES.

30.13.2.1. PERMITTED USES BY RIGHT.

130.13.2.1.1. PRINCIPAL USES. **[Amended 7-6-93 by Ord. No. 1585]**

130.13.2.1.1.1. COMMUNICATIONS ANTENNAS, subject to the requirements of Section 130.7.26. **[Added 7-6-93 by Ord. No. 1585; Amended 8-3-98 by Ord. No. 1774]**

130.13.2.1.1.2. AUTHORIZED MIXED USES: COMMUNICATIONS ANTENNAS permitted as an AUTHORIZED MIXED USE with any other PRINCIPAL USE authorized by this Chapter on the LOT or SITE, subject to the requirements of Section 130.7.26. **[Added 7-6-93 by Ord. No. 1585; Amended 8-3-98 by Ord. No. 1774]**

130.13.2.1.1.3. PUBLIC UTILITY **[Added 4-6-98 by Ord. No. 1761]**

130.13.2.1.1.4. PUBLIC UTILITY FACILITY. **[Added 4-6-98 by Ord. No. 1761]**

130.13.2.1.1.5. RESIDENTIAL ESSENTIAL SERVICES. **[Added 4-6-98 by Ord. No. 1761]**

130.13.2.1.2. ACCESSORY USES.

130.13.2.1.2.1. STORAGE STRUCTURES.

130.13.2.1.2.2. SIGNS. See Article V.

130.13.2.1.2.3. FENCES and PRIVACY FENCES. **[Amended 10-1-90 by Ord. No. 1453]**

130.13.2.1.2.4. Air conditioners and heat exchangers.

130.13.2.1.2.5. Dumpsters.



130.13.2.1.2.6. Towers, spires and antennas. **[Added 7-6-93 by Ord. No. 1585]**

130.13.2.1.2.7. RESIDENTIAL ESSENTIAL SERVICES.  
**[Added 4-6-98 by Ord. No. 1761]**

130.13.2.1.2.8. BUILDING-MOUNTED and GROUND-MOUNTED SOLAR PHOTOVOLTAIC (PV) SYSTEMS.  
**[Added 4-1-13 by Ord. No. 2088]**

130.13.2.2. CONDITIONAL USES. The following USES are permitted subject to the express standards and criteria in § 130.13.3.2. below.

130.13.2.2.1. PRINCIPAL USES.

130.13.2.2.1.1. **[Amended 12-15-80 by Ord. No. 939; 12-3-84 by Ord. No. 1110]** PLANNED OFFICE CENTER DEVELOPMENT, limited to PROFESSIONAL OFFICES and business service offices in combination with any of the following USES:

130.13.2.2.1.1.1. Banks.

130.13.2.2.1.1.2. PHARMACIES.

130.13.2.2.1.1.3. EMPLOYEE DINING FACILITIES.

130.13.2.2.1.1.4. PRIVATE USE HELIPAD.

130.13.2.2.1.1.5. DAY-CARE CENTER, subject to the express standards and criteria set forth in Section 130.14.3.2.1. **[Added 3-6-95 by Ord. No. 1657]**

130.13.2.2.1.2. SEMIPUBLIC USES. **[Added 4-5-82 by Ord. No. 990; Amended 4-6-98 by Ord. No. 1761]**

130.13.2.2.1.3 OIL AND GAS DRILLING OPERATIONS  
**[Added 11-8-10 by Ord. No. 2042]**

130.13.2.2.1.4. Mixed Use Developments. **[Added 10-3-2011 by Ord. No. 2056]**

130.13.2.2.1.5. DISTRIBUTED ANTENNA SYSTEMS (DAS)  
**[Added 6-1-15 by Ord. No. 2136]**

## 130.13.2.2.2. ACCESSORY USES

130.13.2.2.2.1. Any ACCESSORY USE PERMITTED BY RIGHT.

130.13.2.2.2.2. PARKING AREAS.

130.13.2.2.2.3. LOADING BERTHS.

130.13.2.2.2.4. Drive-in banking facility accessory to a bank.  
**[Added 11-4-96 by Ord. No. 1724]**

130.13.2.2.2.5. Any other ACCESSORY USE not specified, but customarily incidental to any of the AUTHORIZED USES in the ZONING DISTRICT. **[Amended 11-4-96 by Ord. No. 1724]**

130.13.2.3. USES BY SPECIAL EXCEPTION: None.

130.13.3. Requirements for PERMITTED USES BY RIGHT and CONDITIONAL USES.

130.13.3.1. General requirements.

130.13.3.1.1. The procedure for review and approval of PLANNED OFFICE CENTER CONDITIONAL USE APPLICATIONS FOR DEVELOPMENT is the procedure for PLANNED DEVELOPMENTS set forth in Article VI, § 130.37.

130.13.3.1.2. Minimum SITE size. **[Amended 12-15-80 by Ord. No. 939]**

130.13.3.1.2.1. PRIVATE USE HELIPADS: Fifteen (15) acres.

130.13.3.1.2.2. Vocational-technical schools, colleges and junior colleges: Twenty five (25) acres. **[Added 4-5-82 by Ord. No. 990<sup>1</sup>]**

130.13.3.1.2.3. All other schools: Five (5) acres. **[Added 4-5-82 by Ord. No. 990]**

130.13.3.1.2.4. All other AUTHORIZED USES: Two (2) acres.

---

<sup>1</sup>Editor's Note: This ordinance also redesignated former subsection 130.13.3.1.2.2. as Subsection 130.13.3.1.2.4.

## 130.13.3.1.3. Maximum HEIGHT OF STRUCTURE.

130.13.3.1.3.1. PRINCIPAL STRUCTURES other than PRINCIPAL BUILDINGS: Three and one-half (3½) STORIES which may not exceed forty-five (45) feet in total height.

**[Amended 6-6-94 by Ord. No. 1631]**

130.13.3.1.3.2. PRINCIPAL BUILDINGS: Three and one-half (3½) STORIES which may not exceed forty-five (45) feet in total height. **[Added 6-6-94 by Ord. No. 1631]**

130.13.3.1.3.2.1. The maximum HEIGHT OF BUILDING may be exceeded by chimneys, spires, towers, antennae, masts, smoke stacks, flagpoles, tanks, skylights, elevator shafts, or by a penthouse or STRUCTURE required for enclosure of stairs and equipment necessary to the operation of the BUILDING or any such projection provided that any such projections do not have an aggregate area greater than twenty-five percent (25%) of the total roof area and shall not exceed fifteen (15) feet above the maximum allowable HEIGHT OF BUILDING to which it is attached. **[Added 6-6-94 by Ord. No. 1631]**

130.13.3.1.3.3. ACCESSORY STRUCTURES and ACCESSORY BUILDINGS: **[Amended 9-5-95 by Ord. No. 1681; 10-6-97 by Ord. No. 1750]**

130.13.3.1.3.3.1. Exterior light pole and fixture: Twenty-eight (28) feet. **[Added 9-5-95 by Ord. No. 1681]**

130.13.3.1.3.3.2. All other ACCESSORY STRUCTURES and BUILDINGS: One STORY which may not exceed fifteen (15) feet in total height. **[Added 9-5-95 by Ord. No. 1681, Amended 10-6-97 by Ord. No. 1750]**

130.13.3.1.4. Maximum LOT COVERAGE: Twenty percent (20%).

130.13.3.1.5. YARD requirements for PRINCIPAL STRUCTURES and ACCESSORY STRUCTURES. **[Amended 12-15-80 by Ord. No. 939]**

130.13.3.1.5.1. FRONT, SIDE and REAR YARDS: Fifty (50) feet, provided that open PARKING AREAS and DRIVEWAYS are permitted within required YARDS, except for that portion of a YARD which measures fifteen (15) feet from an existing STREET or residential ZONING DISTRICT which is to be maintained as a



BUFFER AREA; and further provided that SIGNS, FENCES, retaining walls and lighting fixtures are permitted. **[Amended 10-1-90 by Ord. No. 1453]**

130.13.3.1.5.2. Special YARD requirements:

130.13.3.1.5.2.1. YARD requirements along U.S. 19: All PRINCIPAL STRUCTURES and ACCESSORY STRUCTURES except SIGNS, DRIVEWAYS, FENCES, open PARKING AREAS, retaining walls, and lighting fixtures must be located a minimum of one hundred five (105) feet from the center line of U.S. Route 19 (Washington Road). **[Amended 10-1-90 by Ord. No. 1453]**

130.13.3.1.5.2.2. YARDS adjoining a single-family ZONING DISTRICT. When rear or side walls of the PRINCIPAL STRUCTURE adjoining the R1, R2 or R3 ZONING DISTRICTS exceed the height limitations of the ZONING DISTRICT in which the PRINCIPAL STRUCTURE is located by more than ten (10) feet as a result of topographic conditions and the requirement to measure HEIGHT OF BUILDING at the front of the BUILDING, the required YARD adjoining the R1, R2 or R3 ZONING DISTRICTS shall be increased by one (1) foot for every foot in excess of ten (10) feet above the height limitations.

130.13.3.1.5.2.3. Special YARD requirements for PRIVATE USE HELIPADS: Two hundred (200) feet from any existing STREET or property in a residential ZONING DISTRICT.

130.13.3.1.5.3. Permitted projections into required YARDS: Same as R1 ZONING DISTRICT. See § 130.8.3.1.6.5. **[Added 10-1-90 by Ord. No. 1453]**

130.13.3.1.6. Parking requirements.

130.13.3.1.6.1. Minimum PARKING SPACES.

130.13.3.1.6.1.1. See § 130.7.6.

130.13.3.1.6.1.2. Business service or PROFESSIONAL OFFICES other than physicians' offices and real estate

offices: One (1) PARKING SPACE per three hundred (300) square feet of GROSS LEASABLE FLOOR AREA OF BUILDING. **[Amended 10-1-90 by Ord. No. 1453]**

130.13.3.1.6.1.3. Banks, PHARMACIES, physicians' offices and real estate offices: One (1) PARKING SPACE per two hundred (200) square feet of GROSS LEASABLE FLOOR AREA OF BUILDING. **[Added 10-1-90 by Ord. No. 1453]**

130.13.3.1.6.1.4. PRIVATE USE HELIPADS: Five (5) PARKING SPACES. **[Added 12-15-80 by Ord. No. 939]**

130.13.3.1.6.1.5. SEMIPUBLIC USES: Same as R1 ZONING DISTRICT. See § 130.8.3.1.7.3. **[Added 4-5-82 by Ord. No. 990; Amended 11-5-84 by Ord. No. 1104; 4-6-98 by Ord. No. 1761]**

130.13.3.1.6.1.6. PARKING SPACES FOR HANDICAPPED PERSONS: For every fifty (50) PARKING SPACES required for commercial or SEMI-PUBLIC USES, there must be one (1) additional PARKING SPACE FOR HANDICAPPED PERSONS with a minimum requirement of one (1) PARKING SPACE FOR HANDICAPPED PERSONS. **[Added 10-1-90 by Ord. No. 1453; Amended 4-6-98 by Ord. No. 1761]**

130.13.3.1.6.2. PARKING AREA and DRIVEWAY requirements. See General Regulations, § 130.7.17.

130.13.3.1.7. LOADING BERTH requirements.

130.13.3.1.7.1. Minimum LOADING BERTHS for banks and PHARMACIES:

FLOOR AREA OF BUILDING (square feet)	LOADING BERTHS REQUIRED
Under 2,400	1
2,400 to 5,000	2
5,000 to 25,000	3
25,000 to 40,000	4
	Including one (1) LOADING BERTH fourteen (14) feet in width by fifty (50) feet in length

40,000 to 100,000	5 Including one (1) LOADING BERTH fourteen (14) feet in width by fifty (50) feet in length
100,000 to 250,000	6 Including three (3) LOADING BERTHS fourteen (14) feet in width by fifty (50) feet in length <b>[Amended 10-1-90 by Ord. 1453]</b>

130.13.3.1.7.2. Minimum LOADING BERTHS for office  
BUILDINGS:

FLOOR AREA OF BUILDING (square feet)	LOADING BERTHS REQUIRED
Under 10,000	0
10,000 to 40,000	1
40,000 to 100,000	2
100,000 and over	1 Additional LOADING BERTH for each additional 100,000 square feet.

**[Added 10-1-90 by Ord. No. 1453]**

130.13.3.1.7.3. Minimum LOADING BERTHS for  
SEMIPUBLIC USES: Same as for SEMIPUBLIC USES in the R1  
ZONING DISTRICT. See § 130.8.3.1.8.1. **[Added 4-5-82 by  
Ord. No. 990<sup>2</sup>; Amended 11-5-84 by Ord. No. 1104; 10-1-90 by  
Ord. No. 1453; 4-6-98 by Ord. No. 1761]**

130.13.3.1.7.4. Design requirements: Same as R1 ZONING  
DISTRICT. See § 130.8.3.1.8.2.

130.13.3.1.8. SIGNS. See Article V.

130.13.3.1.9. FENCES and PRIVACY FENCES. **[Amended 10-1-90 by  
Ord. No. 1453]**

130.13.3.1.9.1. **[Amended 12-15-80 by Ord. No. 939]** HEIGHT  
OF STRUCTURE:

---

<sup>2</sup> Editor's Note: This ordinance also redesignated former Subsection 130.13.3.1.7.2. as Subsection 130.13.3.1.7.3.



130.13.3.1.10.4. Rooftop mechanical equipment, not including antennas, must be enclosed or screened by a structure. **[Amended 7-6-93 by Ord. No. 1585]**

130.13.3.1.11. Minimum FRONT LOT LINE: Thirty (30) feet. **[Added 12-3-84 by Ord. No. 1110]**

130.13.3.1.12. Storage.

130.13.3.1.12.1. All materials and equipment must be stored in a completely enclosed STRUCTURE or otherwise be screened by a six (6) foot FENCE or hedge.

130.13.3.1.12.2. STORAGE STRUCTURES may be located only to the rear of the PRINCIPAL STRUCTURE **[Added 10-1-90 by Ord. No. 1453; Amended 3-7-05 by Ord. No. 1934]**

130.13.3.1.12.3. STORAGE STRUCTURES may not exceed thirty percent (30%) of the first floor area of the PRINCIPAL BUILDING. **[Added 10-1-90 by Ord. 1453; Amended 3-7-05 by Ord. No. 1934]**

130.13.3.1.12.4<sup>3</sup>. Outdoor STORAGE must be screened by opaque or ornamental fencing or walls not less than six (6) feet in height or by evergreen planting so as to conceal the storage area from the view of a person standing at ground level on an adjoining STREET or adjacent LOTS. **[Added 10-1-90 by Ord. No. 1453]**

130.13.3.1.12.5. Any lighting for such outdoor STORAGE area must be completely shielded from traffic on any public right-of-way and from any residential district. **[Added 10-1-90 by Ord. No. 1453]**

130.13.3.1.13. ACCESSORY BUILDINGS must be constructed of the same type, size, and color of material as the PRINCIPAL BUILDING. **[Added 10-1-90 by Ord. No. 1453]**

130.13.3.1.14. Hours of operation are between the hours of 6:00 a.m. and 11:00 p.m. unless otherwise specified within the CODE. **[Added 2-3-15 by Ord. No. 2130]**

---

<sup>3</sup>Editor's Note: Subsections 130.13.3.1.12.4 and 130.13.3.1.12.5 are renumbered by adoption 3-7-05 by Ord. No. 1934.

130.13.3.2. Express standards and criteria for granting CONDITIONAL USES. All CONDITIONAL USES are subject to the general requirements of §130.13.3.1. and, to the following express standards and criteria:

130.13.3.2.1. PHARMACIES are permitted only if the PLANNED OFFICE CENTER DEVELOPMENT is primarily devoted to medical PROFESSIONAL OFFICES.

130.13.3.2.2. Banks are permitted only in PLANNED OFFICE CENTER DEVELOPMENTS having a gross FLOOR AREA OF BUILDING of one hundred thousand (100,000) square feet or more.

130.13.3.2.3. No shipping or receiving is permitted within six hundred (600) feet of a residential ZONING DISTRICT between the hours of 6:00 p.m. and 8:00 a.m.

130.13.3.2.4. Access and traffic control.

130.13.3.2.4.1. See § 130.7.8.

130.13.3.2.4.2. Direct access must be provided from the PLANNED DEVELOPMENT SITE to a PUBLIC STREET classified as COLLECTOR STREET. Vehicular access from the SITE to U.S. Route 19 is not permitted. Access and egress to and from the SITE and all traffic channelization and control must be designed to prevent congestion and to accommodate peak traffic demands without hazard or great delay.

130.13.3.2.5. **[Added 12-15-80 by Ord. No. 939]** PRIVATE USE HELIPADS are subject to the following:

130.13.3.2.5.1. The helicopter landing pad must be at least sixty (60) feet square or a circle with a sixty-foot diameter.

130.13.3.2.5.2. The helicopter landing pad must be clearly marked with the insignia commonly recognized to indicate a PRIVATE USE HELIPAD.

130.13.3.2.5.3. The helicopter landing pad shall be paved, level and maintained dirt free. Rooftop pads shall be free of all loose stone and aggregate.

130.13.3.2.5.4. The FENCE enclosing the PRIVATE USE HELIPAD must be secured at all times to preclude access by the general public.

130.13.3.2.5.5. The PRIVATE USE HELIPAD shall not operate between the hours of 10:00 p.m. and 7:00 a.m.

130.13.3.2.5.6. At least two (2) approach lanes to each PRIVATE USE HELIPAD must be maintained free of obstructions and must be provided in accordance with the guidelines and requirements of the Pennsylvania Department of Transportation, the Bureau of Aviation and the Federal Aviation Administration.

130.13.3.2.5.7. The approach lanes are neither permitted over CHURCHES, schools, HOSPITALS, NURSING HOMES, stadiums, schools, or TOWNSHIP parks or athletic facilities or other places of PUBLIC assembly, nor over private residences during descent from a minimum cruising altitude of one thousand (1,000) feet or ascent to such minimum cruising altitude of one thousand (1,000) feet.

130.13.3.2.5.8. Clear areas for emergency landings of the helicopter in the event of mechanical failure must be available. These emergency landing areas must be located within the normal glide range of the helicopter with one (1) engine off when operating in the approved takeoff or landing lane from the PRIVATE USE HELIPAD.

130.13.3.2.5.9. An application for a helipad on a roof must be accompanied by a certification by a registered engineer that the loads imposed by the helicopter will be supported by the structure.

130.13.3.2.5.10. Lighting must be shielded away from abutting residential properties.

130.13.3.2.5.11. Maintenance of aircraft is prohibited, except for maintenance of an emergency nature.

130.13.3.2.5.12. Storage of fuel at the PRIVATE USE HELIPAD is prohibited.

130.13.3.2.5.13. Basing of aircraft at the PRIVATE USE HELIPAD is prohibited.

130.13.3.2.6. SEMIPUBLIC USES: Same as the R1 ZONING DISTRICT. See § 130.8.3.2.2. **[Added 4-5-82 by Ord. No. 990; Amended 11-5-84 by Ord. No. 1104; 4-6-98 by Ord. No. 1761]**



**130.13.3.2.7. ESSENTIAL SERVICES. [Entire Section Added 4-6-98 by Ord. No. 1761]**

130.13.3.2.7.1. No storage of equipment or material is permitted outside a STRUCTURE.

130.13.3.2.7.2. All lights must be shielded and reflected away from abutting LOTS.

130.13.3.2.7.3. Such USE may be located no closer than one hundred (100) feet to a LOT in any residential ZONING DISTRICT.

130.13.3.2.7.4. Such USE may not be located on a CORNER LOT abutting the intersection of an ARTERIAL STREET with a COLLECTOR STREET.

130.13.3.2.7.5. The BOARD OF COMMISSIONERS shall consider whether or not such USE will be a detriment to the surrounding LOTS because of such nuisance factors as traffic generated, emission of noise, vibration, odor, smoke, fumes, glaring light and storage of flammable or explosive materials.

130.13.3.2.7.6. No electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance is permitted.

130.13.3.2.7.7. No vibration which is discernible to the human sense of feeling for three (3) minutes or more in duration is permitted in any hour of the day between 7:00 a.m. and 7:00 p.m. or for thirty (30) seconds or more between the hours of 7:00 p.m. and 7:00 a.m.

130.13.3.2.7.8. No activities producing heat, cold, dampness or movement of air which shall produce any material effect on the temperature, motion of humidity of the atmosphere at the LOT LINE or beyond are permitted.

130.13.3.2.7.9. No USE which, by its nature, operation or activity, produces noise of objectionable character or volume is permitted.

130.13.3.2.7.10. No emission of odorous gases or other odorous matter in such quantities as to be detectable to the human sense of smell when measured at the LOT LINE is permitted.

130.13.3.1.9.1.1. Requirements for PRIVATE USE HELIPADS. PRIVATE USE HELIPADS other than PRIVATE USE HELIPADS which are located on the roof of a BUILDING, must be completely enclosed by a FENCE at least four (4) feet in height and secured by a self-latching gate. The required FENCE must be so located as to not obstruct the glide angle of the helicopter.

130.13.3.1.9.1.2. FRONT YARD: Three and one-half (3½) feet above the adjacent ground level.

130.13.3.1.9.1.3. REAR or SIDE YARD: Six (6) feet above the adjacent ground level provided that the FENCE does not extend closer to any street than the BUILDABLE AREA OF LOT.

130.13.3.1.9.2. Gates or other appropriate entries must be provided at least six (6) feet in width to give necessary vehicular access.

130.13.3.1.9.3. The FENCE enclosing a PRIVATE USE HELIPAD must be screened by a densely planted evergreen hedge not less than four (4) feet in height. **[Added 12-15-80 by Ord. No. 939]**

130.13.3.1.10. Screening and landscaping.

130.13.3.1.10.1. Open areas which are not PARKING AREAS, DRIVEWAYS or LOADING BERTHS must be planted with shrubs, trees or grass and must be maintained in accordance with the approved LANDSCAPE PLAN. **[Amended 10-1-90 by Ord. No. 1453]**

130.13.3.1.10.2. A BUFFER AREA, fifteen (15) feet in depth, must be provided along all LOT LINES in any YARD adjoining a residential ZONING DISTRICT, except where natural or physical man-made barriers exist that will duplicate the effect of the required BUFFER AREA. Screening required for open PARKING AREAS may be a part of a BUFFER AREA. See § 130.7.17. **[Amended 10-1-90 by Ord. No. 1453]**

130.13.3.1.10.3. Dumpsters must be enclosed or screened by a six (6) feet high, densely planted evergreen hedge, PRIVACY FENCE or other STRUCTURE.

130.13.3.2.7.11. No direct or sky-reflected glare, whether from floodlights or from high temperature processes, such as combustion or welding or otherwise which is detectable from any point on the LOT LINE is permitted. This restriction does not apply to SIGNS or floodlights otherwise permitted by TOWNSHIP ordinance.

130.13.3.2.7.12. All activities shall comply with county, state, and federal environmental laws and regulations.

130.13.3.2.8. OIL AND GAS DRILLING OPERATIONS: same as R1, 130.8.3.2.4. **[Added 11-8-10 by Ord. No. 2042]**

130.13.3.2.9. MIXED USE Developments: same as SB-MU, 130.24.3. **[Added 12-2-13 by Ord. No. 2104; Amended 4-7-14 by Ord. No. 2110]**

130.13.3.2.10. DISTRIBUTED ANTENNA SYSTEMS (DAS): Same as R1, 130.8.3.2.5. **[Added 6-1-15 by Ord. No. 2136]**



# MORGAN STANLEY BUILDING

2600 Old Washington Road, Pittsburgh, PA 15241



## SECTION 4 DEMOGRAPHICS

### **Presented By:**

**Richard Beynon**

412.261.3640

[rbeynon@beynonandco.com](mailto:rbeynon@beynonandco.com)

**Darin Shriver**

412.261.3640

[dshriver@beynonandco.com](mailto:dshriver@beynonandco.com)

# MORGAN STANLEY BUILDING

2600 Old Washington Road, Pittsburgh, PA 15241

## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,986	50,985	133,993
Median age	44.7	44.2	44.8
Median age (male)	43.9	43.0	42.9
Median age (Female)	45.6	45.5	46.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,125	18,940	52,292
# of persons per HH	2.8	2.7	2.6
Average HH income	\$138,107	\$111,869	\$97,430
Average house value	\$289,661	\$277,166	\$241,475

*\* Demographic data derived from 2010 US Census*



429 Forbes Ave  
Pittsburgh, PA 15129  
<http://beynonandco.com>

## Demographic Summary Report

### Morgan Stanley Bldg

2600 Old Washington Rd, Pittsburgh, PA 15241

Building Type: **Class A Office**

Class: **A**

RBA: **21,500 SF**

Typical Floor: **10,750 SF**

Total Available: **13,000 SF**

% Leased: **39.53%**

Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	6,782		52,045		130,578	
2018 Estimate	6,762		52,367		130,828	
2010 Census	6,480		52,814		129,019	
Growth 2018 - 2023	0.30%		-0.61%		-0.19%	
Growth 2010 - 2018	4.35%		-0.85%		1.40%	
2018 Population by Hispanic Origin	119		806		2,154	
2018 Population	6,762		52,367		130,828	
White	6,131	90.67%	48,852	93.29%	122,140	93.36%
Black	39	0.58%	627	1.20%	1,890	1.44%
Am. Indian & Alaskan	1	0.01%	43	0.08%	93	0.07%
Asian	522	7.72%	2,292	4.38%	5,130	3.92%
Hawaiian & Pacific Island	0	0.00%	7	0.01%	31	0.02%
Other	68	1.01%	547	1.04%	1,544	1.18%
U.S. Armed Forces	0		3		21	
Households						
2023 Projection	2,530		20,455		52,878	
2018 Estimate	2,520		20,589		53,003	
2010 Census	2,400		20,798		52,346	
Growth 2018 - 2023	0.40%		-0.65%		-0.24%	
Growth 2010 - 2018	5.00%		-1.00%		1.26%	
Owner Occupied	2,277	90.36%	17,579	85.38%	42,859	80.86%
Renter Occupied	243	9.64%	3,010	14.62%	10,144	19.14%
2018 Households by HH Income	2,519		20,591		53,003	
Income: <\$25,000	105	4.17%	1,747	8.48%	5,884	11.10%
Income: \$25,000 - \$50,000	309	12.27%	3,181	15.45%	8,974	16.93%
Income: \$50,000 - \$75,000	269	10.68%	3,287	15.96%	8,563	16.16%
Income: \$75,000 - \$100,000	318	12.62%	2,766	13.43%	7,073	13.34%
Income: \$100,000 - \$125,000	362	14.37%	2,979	14.47%	6,631	12.51%
Income: \$125,000 - \$150,000	249	9.88%	1,526	7.41%	4,166	7.86%
Income: \$150,000 - \$200,000	387	15.36%	2,291	11.13%	5,289	9.98%
Income: \$200,000+	520	20.64%	2,814	13.67%	6,423	12.12%
2018 Avg Household Income	\$143,618		\$117,059		\$109,584	
2018 Med Household Income	\$117,851		\$93,803		\$85,888	



All information is for the exclusive use of client. Client agrees to call Beynon & Company Inc. to arrange for any tour or additional information for any of the properties listed herein.  
Beynon assumes no liability for any mis information listed.  
Copyrighted report licensed to Beynon & Company - 65402.

7/5/2018



# MORGAN STANLEY BUILDING

2600 Old Washington Road, Pittsburgh, PA 15241



## SECTION 5 COMPANY INFORMATION

### Presented By:

**Richard Beynon**

412.261.3640

rbeynon@beynonandco.com

**Darin Shriver**

412.261.3640

dshriver@beynonandco.com



# MORGAN STANLEY BUILDING

2600 Old Washington Road, Pittsburgh, PA 15241

## ADVISOR BIO & CONTACT 1

### RICHARD BEYNON

Broker/President

429 Forbes Ave, 1900 Allegheny Building  
Pittsburgh, PA 15129  
T 412.261.3640  
rbeynon@beynonandco.com

### PROFESSIONAL BACKGROUND

POSITION: Richard L. Beynon is President and an owner of Beynon & Company, Incorporated. With more than 30 years of experience in the commercial real estate field, he obtained his Pennsylvania salesman's license in 1982 and his broker's license in 1992. He was appointed President and COO in 2000 and is responsible for overseeing of the real estate division, insurance division, and property management division at Beynon & Company. Mr. Beynon's main focus is in the sales and leasing of office, investment, and commercial property. He has also purchased and developed properties for different investment partnerships.

CONSULTING: Richard Beynon has provided professional expertise and consulted as an expert witness and other consulting assignments to include the strategy and implementations of acquisition for a Major Utility Company, strategic planning as a consultant Environmental Planning & Design for the City of Wheeling, WV; Centre County; Three Springs Road, W.V.; Kelly Facility, a government army base; and Riverview Business Park in Mount Union, PA.

### EDUCATION

Richard Beynon graduated from Wittenberg University which is ranked as one of the best liberal arts colleges in the mid-eastern United States. He majored in business administration with a concentration in real estate, and a minor in sociology.

### MEMBERSHIPS & AFFILIATIONS

BOARD OF DIRECTORS: Mr. Beynon is the chair of Wesley Family Services Foundation. He is past Chairman of the Board of Directors of the Pittsburgh Downtown Partnership and chairs the Executive Committee, and he a former member of Entrepreneurs Organization and has held many committee chair seats. He previously served on the Boards of the Benedum-Trees Building Condominium Association, the Realtors Association of Metropolitan Pittsburgh, Pittsburgh Executives Association, Kiwanis Club of Downtown Pittsburgh, and Old St. Luke's Church.

COMMITTEES: Mr. Beynon has chaired and served on many committees for the Pittsburgh Downtown Partnership, such as the Business Improvement District, Clean & Safe Committee Wi-Fi task force, Safety Ambassador Program, and Office and Retention task force. He is active in helping the Whale's Tale, the Women's Center and Shelter of Pittsburgh, ARC Allegheny, the Society of St. Vincent DePaul, and fundraising for the American Cancer Society.

MEMBERSHIPS: Pittsburgh Downtown Partnership, Pittsburgh Executives Association, Entrepreneurs Organization, South Hills Country Club, TAB and Rivers Club



429 Forbes Ave  
Pittsburgh, PA 15129  
<http://beynonandco.com>

# MORGAN STANLEY BUILDING

2600 Old Washington Road, Pittsburgh, PA 15241

## ADVISOR BIO & CONTACT 2

### DARIN SHRIVER

Real Estate Consultant

429 Forbes Ave, 1900 Allegheny Building  
Pittsburgh, PA 15129  
T 412.261.3640  
dshriver@beynonandco.com

### PROFESSIONAL BACKGROUND

#### POSITION:

Dr. Shriver is a Commercial Real Estate Consultant with Beynon & Company, Incorporated. In this capacity he handles sales, leasing, and marketing of Commercial Real Estate in the Western Pennsylvania, East Ohio, and Northern West Virginia markets. Dr. Shriver is focused on attracting and placing new businesses into the Washington County, Southern and Western Allegheny County Markets.

#### EXPERIENCE:

Prior to his involvement in commercial real estate, Dr. Shriver worked independently and as an associate chiropractor in several locations in the South Hills of Pittsburgh and Washington County. In addition to operating his own practice, his reputation within the physical medicine community for quality of care, code compliance, and bedside manner allowed him the opportunity to work in multiple settings including as a substitute/interim associate for doctors recovering from injuries or on extended vacations.

As for real estate related experience, Dr. Shriver has worked as a Senior Title Abstractor for multiple brokers and clients in the oil and gas industry. He has also worked as a Buyer's Agent in Washington County with multiple brokerage firms including Keller Williams and Re/Max Community Real Estate before joining Beynon and Company in 2015.

### EDUCATION

Dr. Shriver received a Bachelor Degree in Biology from West Virginia Wesleyan College with a minor in Psychology. He completed his Doctorate in Chiropractic at Parker University before getting his PA real estate sales license. He is actively pursuing specialization as a CCIM (Certified Commercial Investment Member).

### MEMBERSHIPS & AFFILIATIONS

Dormont Mt. Lebanon Sportsman's Club  
Washington Sportsman's Club  
Keystone Ramblers



429 Forbes Ave  
Pittsburgh, PA 15129  
<http://beynonandco.com>

# MORGAN STANLEY BUILDING

2600 Old Washington Road, Pittsburgh, PA 15241

## DISCLAIMER

All materials and information received or derived from Beynon & Company its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Beynon & Company its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Beynon & Company will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Beynon & Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Beynon & Company does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property

.Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Beynon & Company in compliance with all applicable fair housing and equal opportunity laws



429 Forbes Ave  
Pittsburgh, PA 15129  
<http://beynonandco.com>