

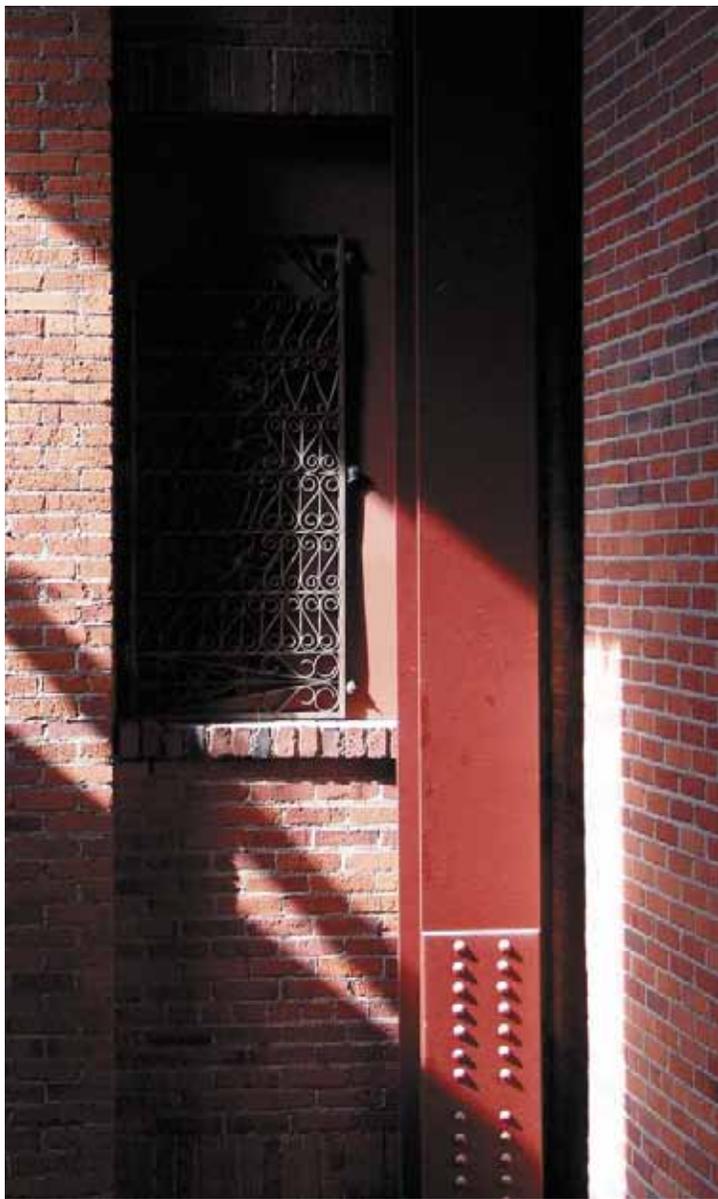


NEAR IT ALL FAR FROM ORDINARY

THE MOST STUNNING, AMENITY RICH PITTSBURGH URBAN OFFICE FACILITY IS ALSO ONE OF THE MOST AFFORDABLE.

— THE —
CARDELLO
BUILDING





When

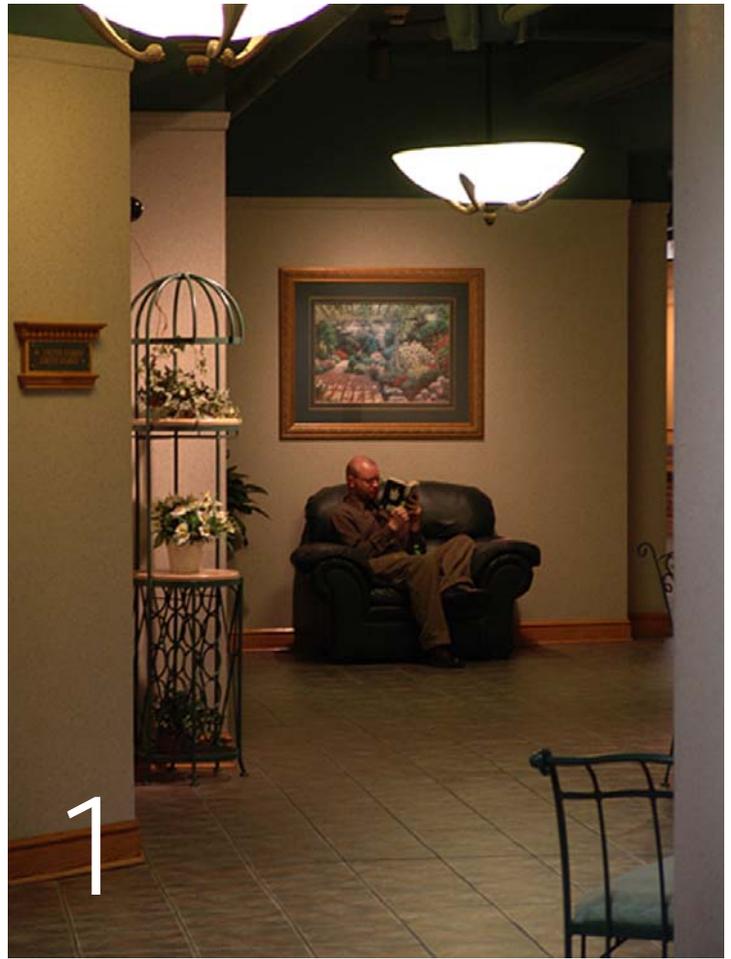
you're a tenant at the Cardello Building and a client or customer is visiting you for the first time, you might want to tell them to arrive a bit early, to give themselves a little extra time. Not because they'll have any difficulty getting here; the Cardello Building, on North Point Drive at the foot of the West End bridge, is easily accessible from all major Pittsburgh highways, a stone's throw from downtown, and within walking distance of Heinz Field and PNC Park. And not because they'll have any trouble parking; the Cardello Building has abundant free parking for both tenants and visitors, something almost unheard of for an urban office facility. No, they might want to come a little early so they have time to look at this breathtaking, one-of-a-kind building. The 475-gallon saltwater fish tank in the main atrium alone is enough to hold their rapt attention. Once they manage to tear themselves away from that and gaze up and around the four stories of the atrium's verdant reaches, or begin their travels through the corridors and common

spaces filled with steel and bronze sculptures, decorative ironwork, dramatic lighting, and lush greenery, they may just forget the original purpose of their visit. And after they've seen your offices—or the building's brand new conference facility, if that's where you're hosting them—there's a pretty good chance that they may just want to move *their* business here.

On its way to becoming a state-of-the-art urban office complex, the Cardello Building has passed through several incarnations, dating back to its Civil War era construction. Its most recent life under the stewardship of Richard Cardello, however, must certainly be considered its richest. And that's in part because the building's grand dimensions and architectural past play such a vital role in its stylish present. Combined with Cardello's customer service ethos and tireless efforts to create an "innovative business environment" that "provokes thought, fosters success and inspires creativity" (the vision and mission statement is prominently displayed on a plaque in the main entrance corridor), this approach of wedding history and modernity has yielded an urban office complex that is not only "far from ordinary," but distinctly original.



The Cardello Building's broad main atrium makes dramatic use of its four-story vertical space. Skylights, ambient lighting, and greenery form a dappled forest canopy to seating in comfortable, discreet groupings, perfect for relaxed lunches or impromptu meetings. The color palate achieves a cool contrast to the natural wood and vivid red of building's original brick—a design that reflects Richard Cardello's mission to create "an oasis in the midst of an urban setting." Opposite (clockwise from left): preserved aspects of the building's past, dating back to the 19th century, grace the stairwells and corridors; seen here from its North Shore Drive approach, the Cardello Building's location offers easy access to all major Pittsburgh highways and arteries; Building Manager Karen Dilla and building designer and co-owner Richard Cardello are onsite full time, along with the building's full maintenance staff.



Details

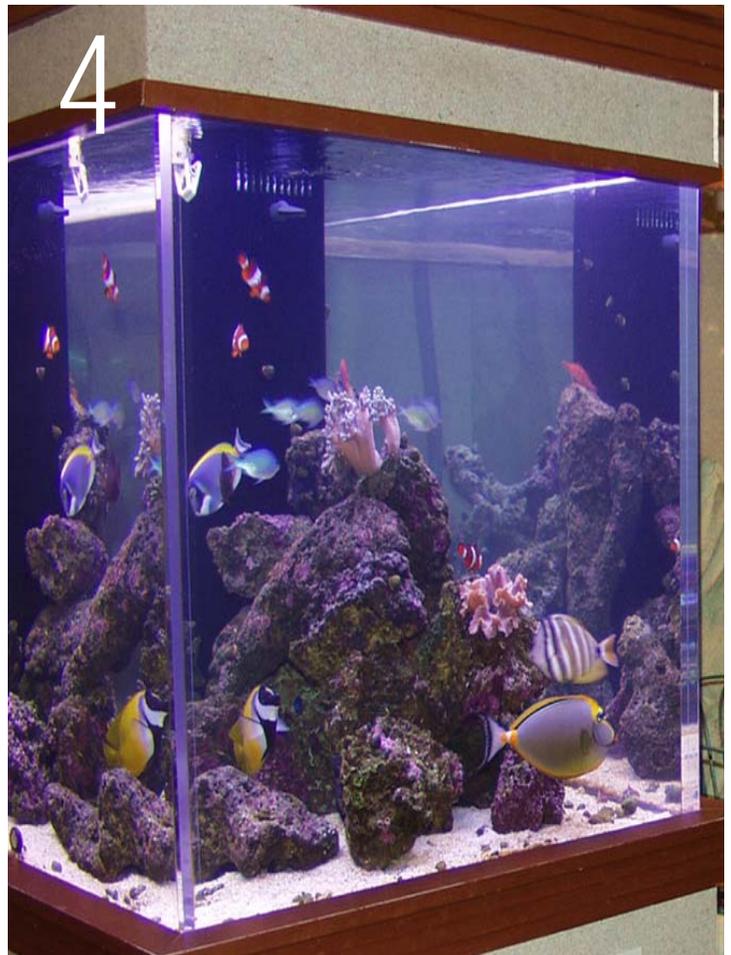
1 The Cardello Building boasts abundant common areas that are stylish, soothing, and unique. Tenants can find comfortable spaces to socialize or quiet nooks to get away from it all.

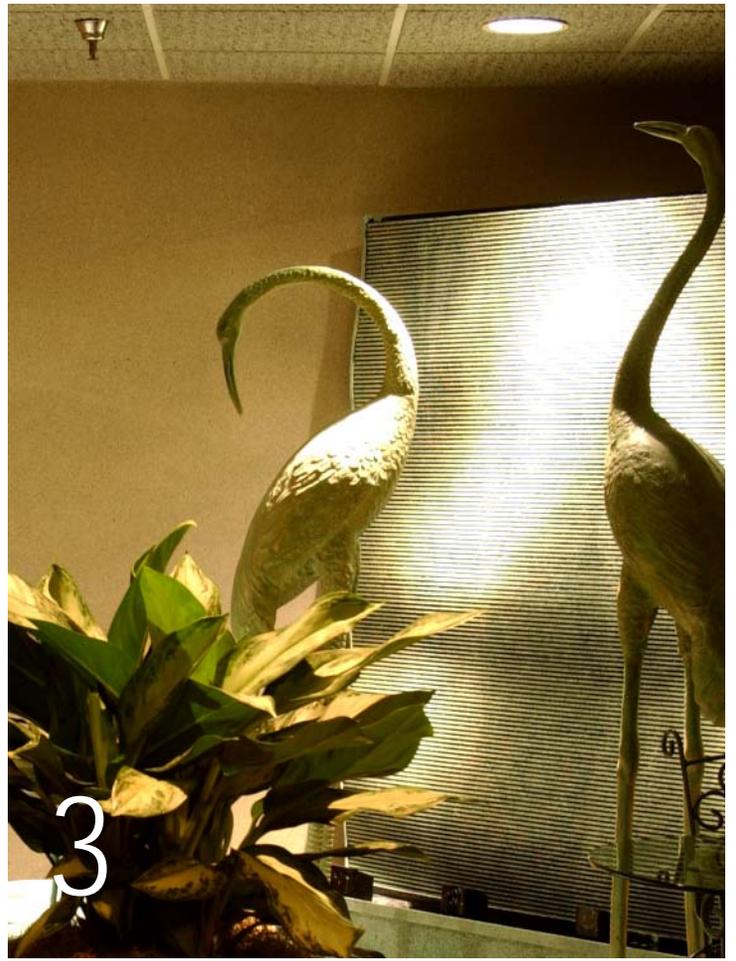
2 Carefully preserved architectural details from The Cardello Building's past, like this wooden fire door, lend character and historical charm.

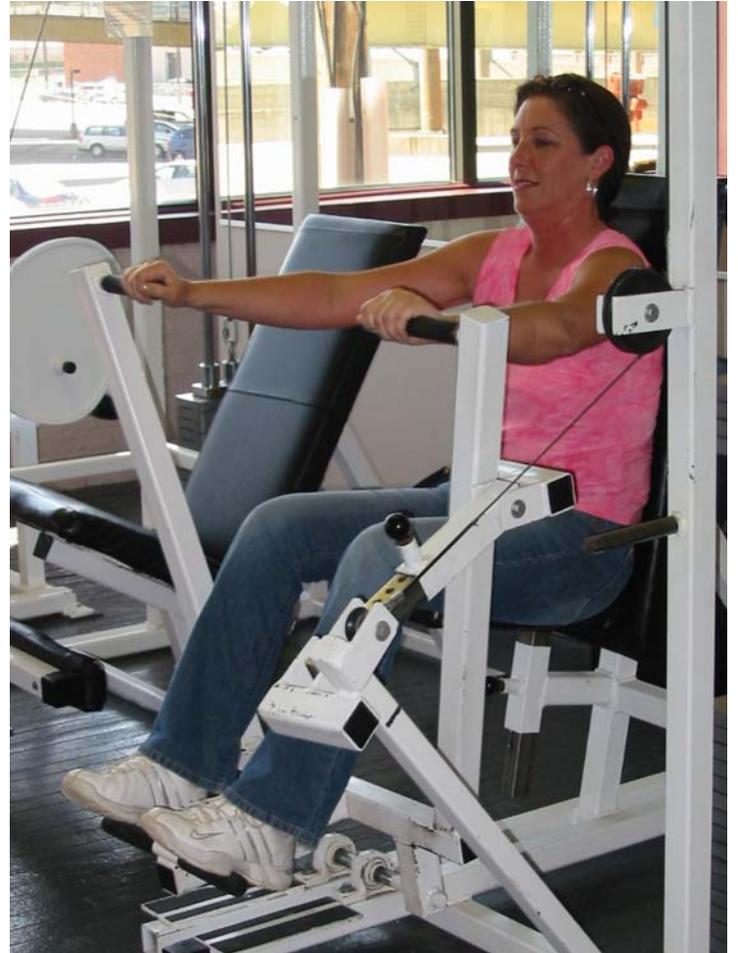
3 Stylized sculpture, like his gently flowing waterfall, combined with ambient lighting present throughout the building strike an unexpected and relaxing chord.

4 The 475-gallon saltwater fish tank anchors the soaring four-story main atrium, bathed in natural light and rich with greenery.

5 The new conference area combines the building's characteristic comfort and charm with 21st century technical capabilities, offering tenants a perfect place for hosting professional meetings.









Opposite page: (top) Tenants can enjoy lunch beneath the umbrella-covered tables or just relax on a bench in the sun in the Cardello Building's second-floor, open air courtyard. (Bottom left) The building features an onsite restaurant, the North Shore Cafe, which also offers full catering services for meetings or events. (Bottom right) Use of the fully equipped exercise facility is free to all Cardello Building tenants. The building also offers immediate access to excellent walking and biking trails that follow the Ohio River into the revitalized North Shore.

Amenities

abound: Cardello Associates have given as much attention to convenience and function as they have form. The building's electronic security system allows tenants 24-hour access to the facility 365 days a year, including the 2,500-square-foot, fully equipped fitness center on the second floor, free to all tenants; if you can't find time during the day for a workout, you can always come by on the weekend. In addition to treadmills, stationary bikes, circuit training, and free weights, the fitness center also includes full shower facilities for both men and women, a billiard table, and an indoor driving range.

The ample parking lots offer plenty of free parking for both tenants and visitors.

The North Shore Cafe, the building's second floor restaurant, is open every business day, and offers a full menu of breakfast and lunch options, including daily specials and full catering services. The restaurant boasts a large dining room that opens onto the building's sunny outdoor courtyard, which offers more cafe style seating for open air dining.

The Cardello Building's location makes it perhaps the most desirable city office complex in Pittsburgh. From its North Shore location at the foot of the West End Bridge, you can quickly access every major Pittsburgh highway and artery. And a Port Authority Transit stop is located right in front of the building's main entrance. The building offers direct access to scenic walking and biking trails along the Ohio River. Trails extend behind the Science Center and to the beautiful North Shore esplanade connecting Heinz Field and PNC Park.

Style, history, comfort, modern conveniences, and amenities that a business owner would be hard-pressed to find anywhere, let alone in the heart of a major city: Cardello Building tenants and their employees cherish this unique facility and its workday environment. But tenants here save their greatest praise for Richard Cardello, Karen Dilla, and the Cardello Building maintenance crew. All located onsite and supporting the facility full-time, the Cardello Team is the principle reason the building feels and functions more like a community than an office complex. The team is known by and available to everyone in the Cardello Building. Their presence is evident in every corner and corridor. Guided by Richard Cardello's mission and vision, their continuing commitment to tenant comfort, convenience, and satisfaction has made the Cardello Building not only "near it all," but also close to the heart of its occupants, and always, always very far from ordinary.

The Cardello Building



Free Parking
Onsite Restaurant and Catering Services
State-of-the-Art Conference Facilities
Free, Fully Equipped Fitness Center
24-Hour Secure Electronic Access
Full-Time Onsite Management and Maintenance Staff
Easy Access to Major Pittsburgh Highways

— THE —
CARDELLO
BUILDING



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(located at the foot of the West End Bridge)

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