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From the Pittsburgh Business Times:

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## Hanna Langholz Wilson Ellis moving Downtown office to fast-leasing 11 Stanwix

*Mar 24, 2023, 1:18pm EDT*



Jim Harris/ PBT

11 Stanwix

When he and his team helped TriState Capital Bank in a deal to establish what became a more than 40,000-square-foot presence

in 11 Stanwix, Brendan McManus couldn't help but do a little window shopping for his own company's new office.

McManus, a vice president and director operations for Hanna Langholz Wilson Ellis, the commercial arm of Howard Hanna Real Estate Services, liked what he saw at 11 Stanwix enough that the firm has reached terms to lease 7,132 square feet in the Downtown office building.

The firm and its staff of about 25 will move into the new office later this year, leaving behind a 10,200-square-foot office at PPG Place.

"As a result of our interaction with them in that property, we decided it would be a great place for our home too," said McManus.

The lease deal marks the latest leasing progress at 11 Stanwix and what is now called Dollar Bank Corporate Center, the 20 Stanwix building that neighbors it, both of which are owned in a joint venture of M&J Wilkow Ltd. and DRA Advisors.

Marty Sweeney, senior vice president of acquisitions and asset management for Chicago-based M&J Wilkow, said the new lease with Hanna Langholz Wilson Ellis puts 11 Stanwix at 88% leased, with more deals expected, after it was only 70% leased a few years ago.

The neighboring Dollar Bank Corporate Center was 64% occupied before the pandemic and is now up to 85% leased, thanks in large part to the local bank for which the office building is named.

But he mentioned other newcomers to the properties as well for a total of around 200,000 square feet leased in both buildings in the past few years, including an engineering firm drawn from Center City Tower as well as new office in town for Geisinger Health.

"A lot of our leasing is growth," said Sweeney. "The market has been moving towards us."

Both buildings have undergone various upgrades, including a rooftop deck for Dollar Bank's 75,000-square-foot headquarters on the top floor of the 20 Stanwix building.

Key amenities include conferencing resources, a fitness center, and in the case of 11 Stanwix, an outdoor plaza above street level, allowing tenants to be outside and not experience the vagrancy and nagging crime issues challenging Downtown these days.

With conferencing available at its established office, McManus said a fitness center was a draw for 11 Stanwix, calling it bizarre his team didn't have one to access at PPG Place.

He added a more favorable rental rate was a factor as well.

"We feel the building is a Class A quality property with Class A amenities," he said, noting the security, parking garage and easily accessible location.

He also added: "It's a Class A building at what I would say is a B-plus rate."



**Tim Schooley**

Reporter - *Pittsburgh Business Times*

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