

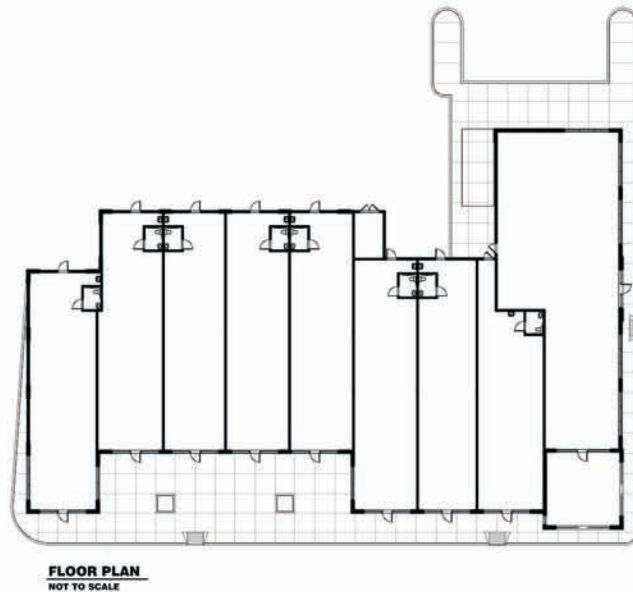
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RENDERING



TWIN FOUNTAINS PLAZA

THE PLAZA GROUP, L.L.C.
MONROEVILLE BOULEVARD, MONROEVILLE, PA

OCCUPANCY: Retail & Office Development
AREA: 15,800 square feet
CONSTRUCTION COST: \$ 2,400,000
DESCRIPTION: Twin Fountains Plaza is a suburban shopping/office complex with a uniquely formal design. The storefronts, set off by brick piers and unusual wall-mounted light fixtures, shift to form a shallow courtyard marked by two lighted fountains. The entire composition is anchored by a tower at the most prominent corner, under which is located an outdoor dining space for the adjacent restaurant.