

# Newsletter



## A Look Ahead



SEPT 1: LABOR DAY

SEPT 8: WHAT'S OURS IS YOURS TENANT EVENT

SEPT 10: BECCO'S HOT DOG STAND ONSITE

SEPT 18: CURBSIDE COCINA FOOD TRUCK ONSITE

SEPT 18: SIR DUKE MOBILE CAR WASH

## Calling All Foodies!

### Complete Menus for Food Trucks on Pages 6 & 7

**Curbside Cocina** is pulling in with a flavorful lineup; think cheesy chicken fajita quesadilla, loaded nachos, brisket-topped fries, & tacos of course!

Hot dogs, but elevated: **Becco's** is serving up classics & crave-worthy combos you won't want to miss.

Find trucks parked near mail drop boxes between Cherrington 200 & Cherrington 300 11AM to 2PM



**WEDNESDAY 9/10: BECCO'S HOT DOGS** ✂ **THURSDAY 9/18: CURBSIDE COCINA**

## What's Ours is Yours

RUGBY REALITY – PITTSBURGH'S LARGEST COMMERCIAL BUILDING OWNERS, WITH LANDMARK PROPERTIES INCLUDING YOURS, THE FRICK BUILDING, KOPPERS BUILDING, FOSTER PLAZA, & ZOO INDUSTRY DRIVE – HAS RECENTLY WELCOMED ONE OXFORD CENTRE INTO ITS FAMILY OF ICONIC PROPERTIES.

To mark the occasion, ownership is bringing together tenants from across their portfolio for a celebration!

**Date:** Monday, September 8, 2025

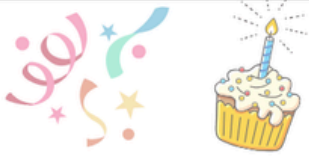
**Time:** 4:00 – 6:00PM

**Location:** The Rivers Club Ballroom – One Oxford Centre

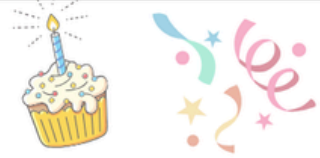
FREE PARKING WILL BE AVAILABLE IN THE ONE OXFORD CENTRE GARAGE.

**Please RSVP to: [ooctrmanagementoffice@cbre.com](mailto:ooctrmanagementoffice@cbre.com)**





*Happy Birthday to YOU!*



**Enter for chance to win a gift card & be featured in our newsletter during your birth month...**

SEPT 2 | JESSICA ANTELL W. MS CONSULTANTS

SEPT 14 | LAURIE MANGAN W. SSAB, INC.

SEPT 16 | MARK REGITZ W. KCI TECHNOLOGIES

SEPT 19 | KAELI KENNEDY W. SSAB

SEPT 21 | MEGAN MCDERMOTT W. MS CONSULTANTS, INC

SEPT 22 | TAMMY ROSS W. DERMATOLOGY ASSOCIATES

SEPT 28 | TOM MAHER W. CEC, INC.

**Birthday missing?! Re-enter for our drawing using link on last page!**

**BROOKE WILL CONTACT HIGHLIGHTED WINNERS WITH PRIZE**



**SIGN UP FOR OUR MONTHLY NEWSLETTER!**

*Sir Duke Mobile Car Wash*



**COMING THURSDAY, SEPTEMBER 18**

**As the seasons change, don't let dirt & road grime stick around for winter!**

SIR DUKE MOBILE CAR WASH IS BRINGING THE SHINE RIGHT HERE TO CHERRINGTON!  
GIVE YOUR RIDE THE ROYAL TREATMENT IT DESERVES & SHIELD IT FROM THE WINTER BLUES...

**50 Minute  
Cleaning**

**\$59**

**Ideal for a quick refresh**

*Typically includes:*

- Exterior wash & towel dry
  - Wheels cleaned
- OR**
- Interior vacuum, mats cleaned, dash & console wiped down

**1 hr 20 Minute  
Cleaning**

**\$99**

**A solid maintenance option, especially for smaller vehicles**

*Typically includes:*

- Exterior wash, dry & wheels
- Interior vacuum, mats, dash & console cleaning

**2 hr  
Cleaning**

**\$150**

**Great for small vehicles needing deeper care, or regular upkeep on midsize vehicles**

*Typically includes:*

- Exterior wash, dry & wheels
- Interior vacuum, mats, dash, console, & windows

**3 hr  
Cleaning**

**\$150**

**Ideal for larger vehicles or more detailed work on smaller cars**

*Typically includes:*

- Exterior wash, dry & wheels
- Interior vacuum, mats, dash, console, & windows

*Services are priced by time, giving you the freedom to prioritize what matters most.  
Let Sir Duke's team know which areas you want to focus on most.*

PLEASE PARK IN THE DESIGNATED LOT SHOWN ON MAP (PAGE 3) & CHECK-IN WITH A TEAM MEMBER.  
YOU WILL BE NOTIFIED ONCE YOUR DETAIL IS COMPLETE.



**BOOK TODAY!**





## A Map to Serenity

### DID YOU KNOW WE HAVE POLLINATOR GARDEN?

**Sara Small** WITH **Civil & Environmental Consultants, Inc.** SHARES INSIGHT FROM AUGUST'S MONITORING EVENT.

NATIVE FLOWERS LIKE BLUE ASTER, GREAT CONEFLOWER, & BLACK EYED SUSAN WERE ALL IN BLOOM. DUE TO THE TRANSITION FROM SUMMER TO FALL, POLLEN COUNTS ARE DECREASING WHICH RESULTED IN A LOWER TOTAL OF OBSERVED POLLINATORS. HONEYBEES WERE THE MOST COMMON WHILE ADDITIONAL VISITING POLLINATORS INCLUDED BUMBLEBEES, DRAGONFLIES & SMALL NATIVE BEES.



In July, bumblebees could be heard buzzing around vigorously, compared to August, where the crickets' chirps fill the air...  
As seasons change, so does our pollinator garden!



#### MAP LEGEND

BLDG. 200

BLDG. 300

BLDG. 400

BLDG. 500

BLDG. 600

BLDG. 625

BLDG. 700

WALKING TRAILS

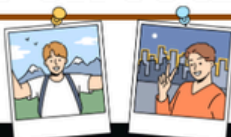
- Fitness Center
- Putting Green
- Pollinator Garden
- Patio Seating
- Designated Smoking Area
- FedEx Dropbox
- UPS Dropbox
- USPS Dropbox
- Designated Food Truck Parking
- Sir Duke Mobile Car Wash



Facebook

FOLLOW US ON SOCIAL MEDIA!

Instagram





# Tenant Amenities at Cherrington

## Amenity Center



CHERRINGTON 300  
GROUND FLOOR



MONDAY - FRIDAY



6AM - 6PM

**Hosting a meeting? Leading a training? Looking for a fresh space to recharge?**  
**Cherrington's Tenant Amenity Center has you covered!**

ENJOY AFFORDABLE ACCESS TO CONFERENCE & TRAINING ROOMS ALL COMPLETE WITH WI-FI, PROJECTOR OR SMART TV, WHITEBOARD, & PLENTY OF COMFORTABLE SEATING FOR YOUR GROUP — ALL JUST STEPS AWAY FROM YOUR OFFICE.

**CONTACT BROOKE FOR A TOUR!**



## Fitness Center



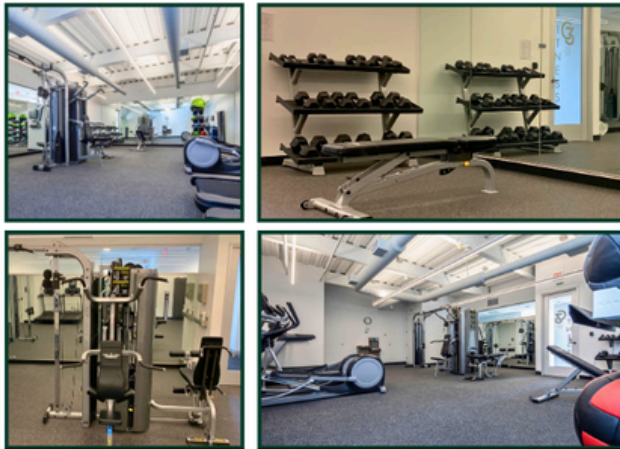
CHERRINGTON 300  
GROUND FLOOR



MONDAY - FRIDAY



6AM - 6PM



OUR STATE-OF-THE-ART FACILITIES HAVE SOMETHING FOR EVERYONE WHETHER YOU'RE LOOKING TO REDUCE STRESS, ENHANCE PHYSIQUE OR SIMPLY FIND A MOMENT OF PEACE AMIDST YOUR BUSY DAY...

### EQUIPMENT INCLUDES:

**(2) TREADMILL, (2) ELLIPTICAL, (1) MULTI-GYM,  
FREE WEIGHT STATION, SHOWERS, LOCKER  
AREA & MORE!**

**REQUEST GYM ACCESS HERE!**

## Onsite ATM



CHERRINGTON 300  
GROUND FLOOR



\$3 STANDARD FEE



24/7 ACCESS

CHERRINGTON CORPORATE CENTER OFFERS TOP-NOTCH,  
CONVENIENT AMENITIES TO HELP TENANTS SAVE BOTH TIME  
& ENERGY.

**Our onsite ATM is meant to do just that  
by providing quick access to cash  
without making a journey to your bank.**



## Notary Service



BY  
APPT.



OFFERED AT NO EXPENSE  
TO OUR TENANTS!



CARMEN.BOCHICCHIO@CBRE.COM  
412-921-8500

# Notes from Management

## MAINTENANCE REQUESTS

CHERRINGTON CORPORATE CENTER UTILIZES AN ONLINE WORK ORDER SYSTEM. CBRE TENANT SERVICES PORTAL PROVIDES A USER-FRIENDLY SYSTEM THAT ENSURES YOUR SERVICE REQUEST IS RECEIVED, PROCESSED, ADDRESSED TIMELY, & ENABLES TRACKING OF YOUR REQUEST TO ITS COMPLETION. YOUR USE THE PORTAL WILL ALSO HELP US ADDRESS YOUR REQUESTS MORE EFFICIENTLY. WE STRONGLY ENCOURAGE USE OF THIS SYSTEM TO PLACE NON-EMERGENCY REQUESTS. [WWW.CBREtenantREQUESTS.COM](http://WWW.CBREtenantREQUESTS.COM)

## DESIGNATED SMOKING AREAS

PLEASE BE REMINDED THAT ALL BUILDING ENTRANCES ARE NON-SMOKING! SMOKING INSIDE THE BUILDING IS STRICTLY PROHIBITED, INCLUDING THE USE OF ANY ELECTRONIC DEVICES. THERE ARE DESIGNATED SMOKING AREAS AT EACH BUILDING. SMOKING IS NOT PERMITTED ANYWHERE OTHER THAN THIS LOCATION. PLEASE DISPOSE OF YOUR CIGARETTE BUTTS IN THE PROPER RECEPTACLES TO ELIMINATE POTENTIAL FIRE RISKS, LITTER & ADDED CLEANING EXPENSE.

## RECYCLING

CHERRINGTON OFFERS A RECYCLING PROGRAM THAT ACCEPTS THE FOLLOWING ITEMS: PLASTIC BOTTLES & CONTAINERS, FOOD & BEVERAGE CANS, PAPER, & FLATTENED CARDBOARD. IT IS REQUIRED THAT ALL TENANTS BREAK DOWN ANY CARDBOARD BOXES PRIOR TO DISPOSING. THE JANITORIAL STAFF HAS BEEN INSTRUCTED TO NOT DISPOSE OF BOXES THAT HAVE NOT BEEN BROKEN DOWN. THANK YOU FOR YOUR COOPERATION.

## DELIVERIES

ALL MAJOR MOVES NEED TO BE SCHEDULED WITH OUR OFFICE AFTER 5:30PM DURING THE WEEK & ANYTIME SATURDAY & SUNDAY. PLEASE CONTACT THE MANAGEMENT OFFICE PRIOR TO ANY LARGE DELIVERY. PLEASE ALSO REMIND DAILY DELIVERY DRIVERS TO USE LOADING ZONES FOR ANY DELIVERIES.

## NOTARY SERVICES

NOTARY SERVICES ARE AVAILABLE & OFFERED AT NO EXPENSE FOR OUR TENANTS. PLEASE CONTACT CARMEN BOCHICCHIO AT 412-921-8500 OR [CARMEN.BOGHICCHIO@CBRE.COM](mailto:CARMEN.BOGHICCHIO@CBRE.COM) FOR MORE INFORMATION.

## LINKS

[Recommend a Food Truck!](#)[One Oxford RSVP](#)[Enter Your Birthday](#)[Newsletter Signup](#)[Sir Duke Detailing](#)[Tour Amenity Center](#)[Request Gym Access](#)[Notary Appointment](#)

Instagram

[@cherrington\\_corporatecenter](#)

[CBRE Portal](#)



Facebook

[Cherrington Corporate Center](#)

## CBRE Management Team



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## **Sabrett Hot Dog \$5**

*includes relish, onion, ketchup, mustard*

## **Premium Toppings (for each or all) ..... \$1**

~ *Sauerkraut*

~ *Beccolilly Sauce*

*(relish, pickle, mild banana pepper)*

~ *Sabrett Sauce*

## **Signature Becco's Dog ..... \$6**

*Premium Bun, Sauerkraut, Sabrett Sauce,  
& Beccolilly*



## **SauerCoe Dog ..... \$6**

*Premium Bun, Sauerkraut, Crushed  
Pineapple, Brown Sugar, Mustard  
(Delicious!)*



## **Drinks ..... \$2-\$3**

# Curbside Cocina

## Menu

### Chicken Fajita Quesadilla \$14

Large flour tortilla filled with chicken, shredded cheese, onions and peppers

### \$14 Loaded Pork Nacho

Shredded pork, beans, nacho cheese, red cabbage, pico de gallo, and crema

### Brisket Fry \$13

Fresh cut fries topped with shredded cheese, shredded brisket, pico de gallo, and crema

### 2 for \$10 Tacos

Choice of brisket, chicken, or pork

Choice of regular or traditional style

### Street corn \$10

Served in a cup with a side of chips

