



525 William Penn Pl.
Suite #3510
Pittsburgh, PA 15219
colliers.com/pittsburgh

Office & Lot *for Sale*

Penn Center West Eight
& Penn Center West Seven

8 & 7 Penn Center Blvd., Pittsburgh, PA 15275



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Welcome to Penn Center West

Parkway West's premiere suburban office campus, offering incredible accessibility, walkable green spaces, and unbeatable proximity to hundreds of nearby amenities.

The opportunities at Penn Center West Eight and Seven are centrally located off the intersection of I-79 and I-376, just ten minutes from both Downtown and the Pittsburgh International Airport. This sleek office construction and build-to-suit opportunity are complemented by onsite parking, 24-hour tenant access, an on-campus cafe, walking trails, landscaped green spaces, and more.

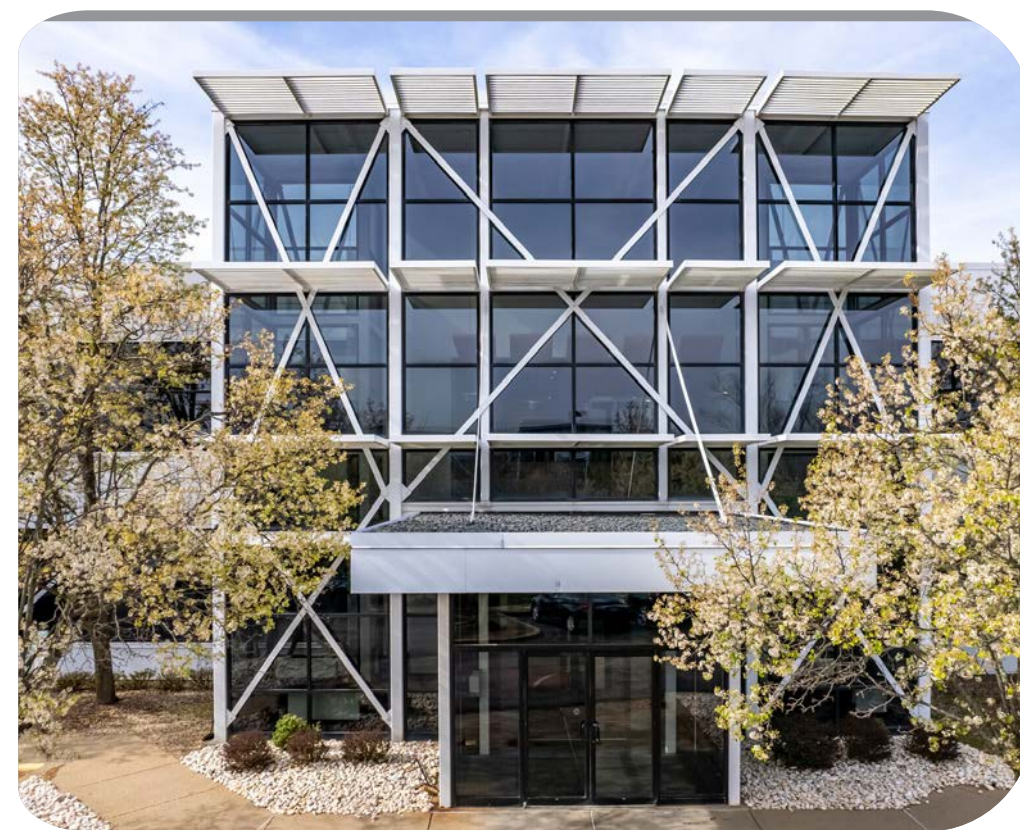


Penn Center West Eight

8 Penn Center Boulevard, Pittsburgh PA 15276

Building & Property Features

- Onsite management
- 24-hour key card access
- Free onsite parking
- Raised floor HVAC system
- Modular electric system
- Open floor plans



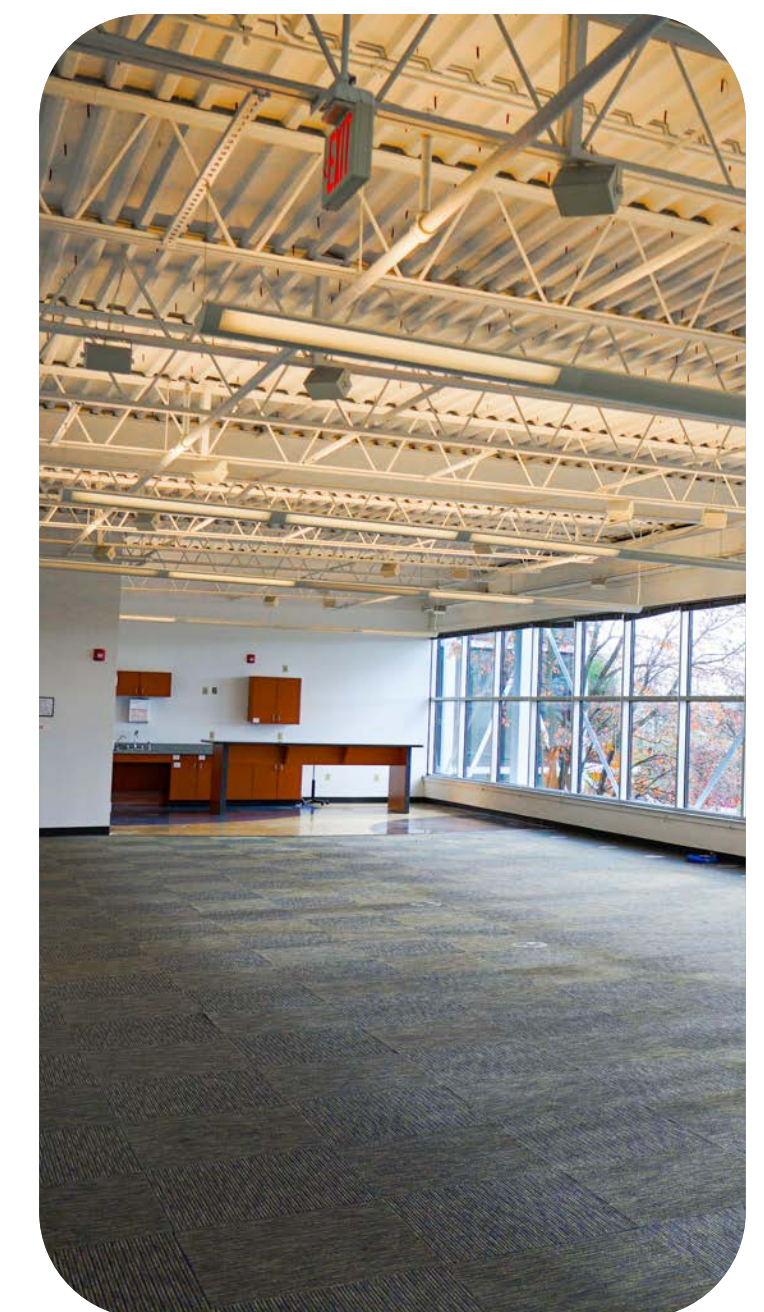
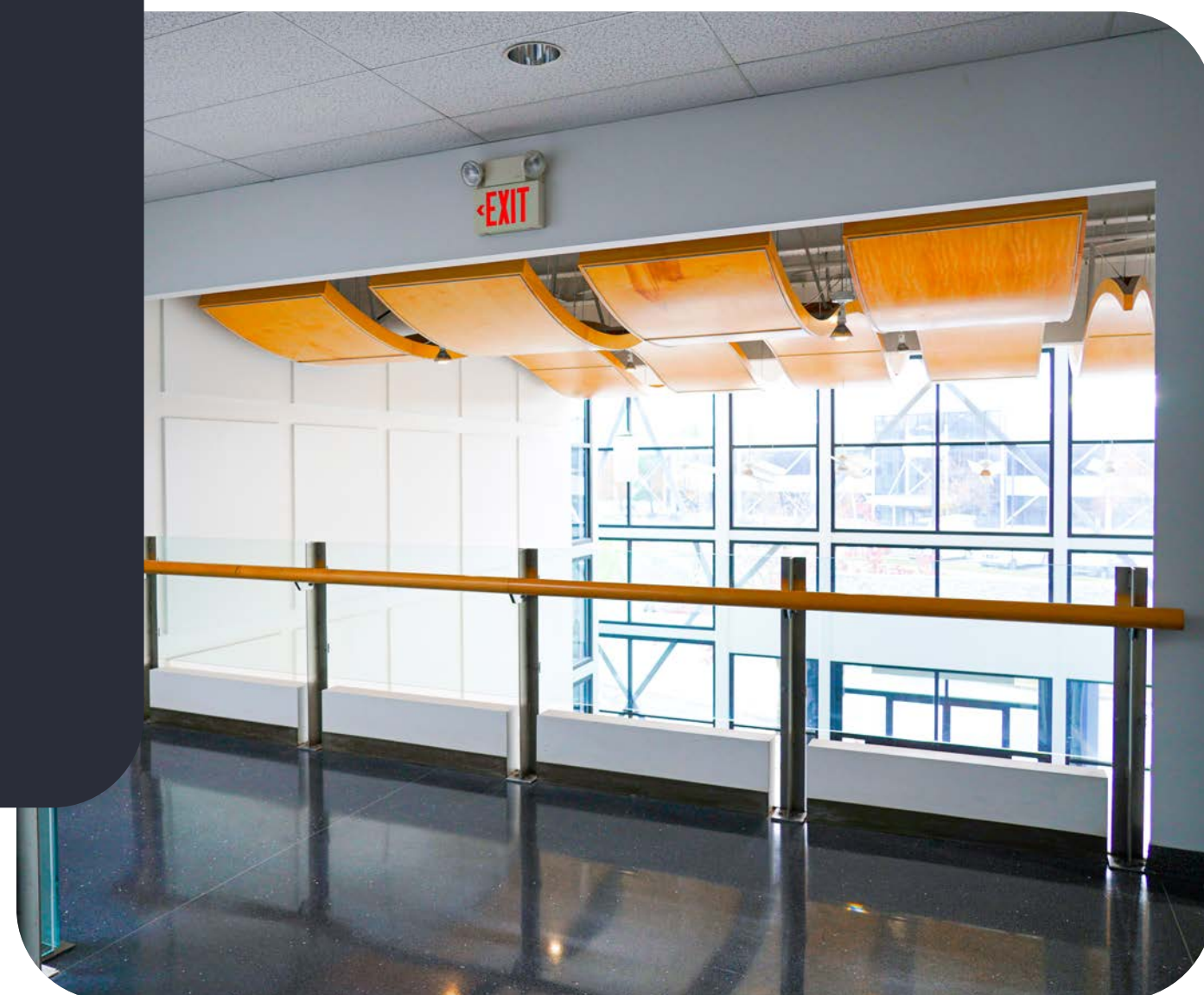
Property Info

- Building Size: 53,330 sq. ft.
- Building Floors: 2
- Lot Size: 6.59 acres
- Year Built: 1999
- Parcel ID: 203-B-90
- Zoning: C-4 (Planned Office, Limited Industrial District)
- Parking Ratio: 4.25 / 1,000
- Freight Elevator: 1 (3,500 lbs)
- Passenger Elevator: 1 (3,000 lbs)
- Fire Safety: Fully sprinklered

Penn Center West Eight

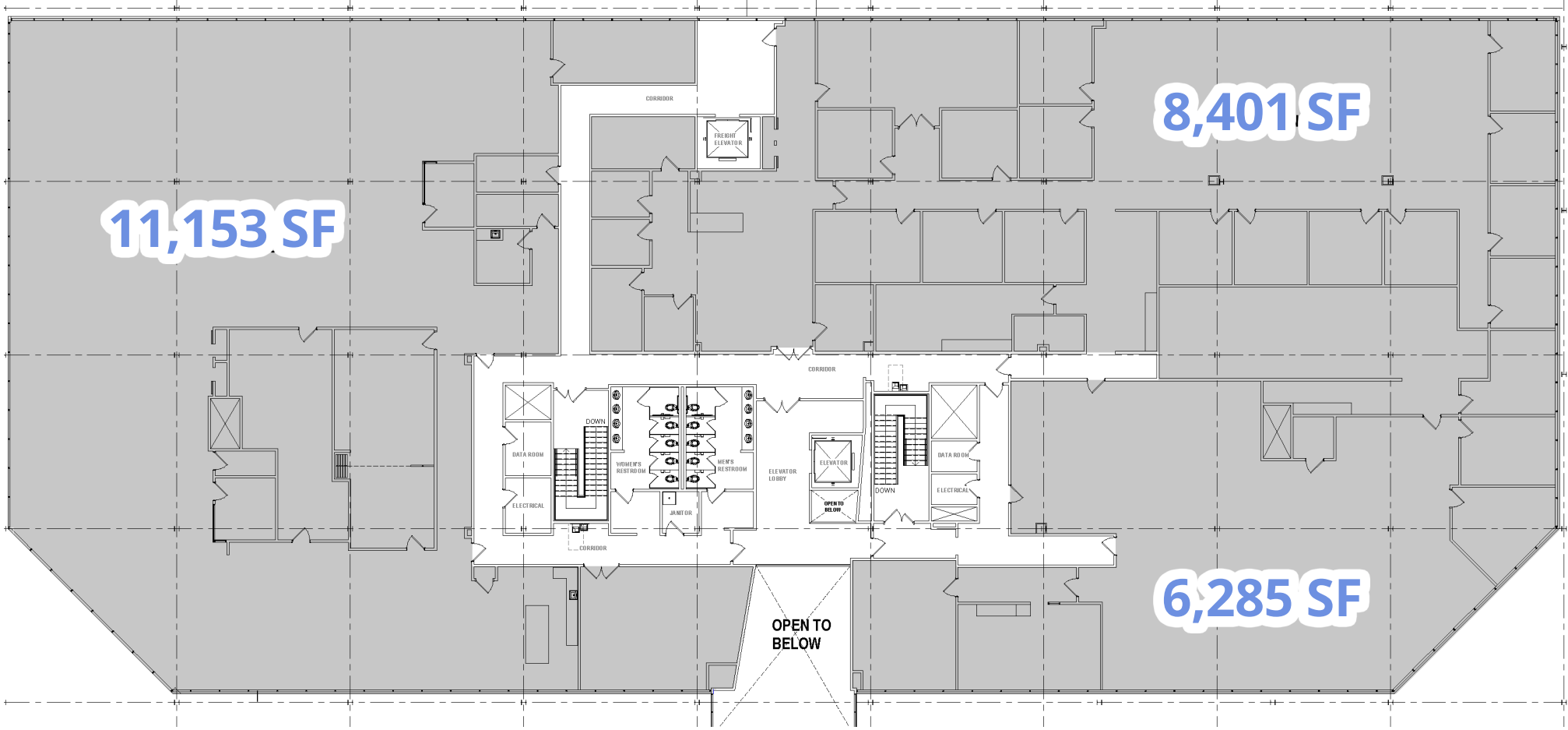
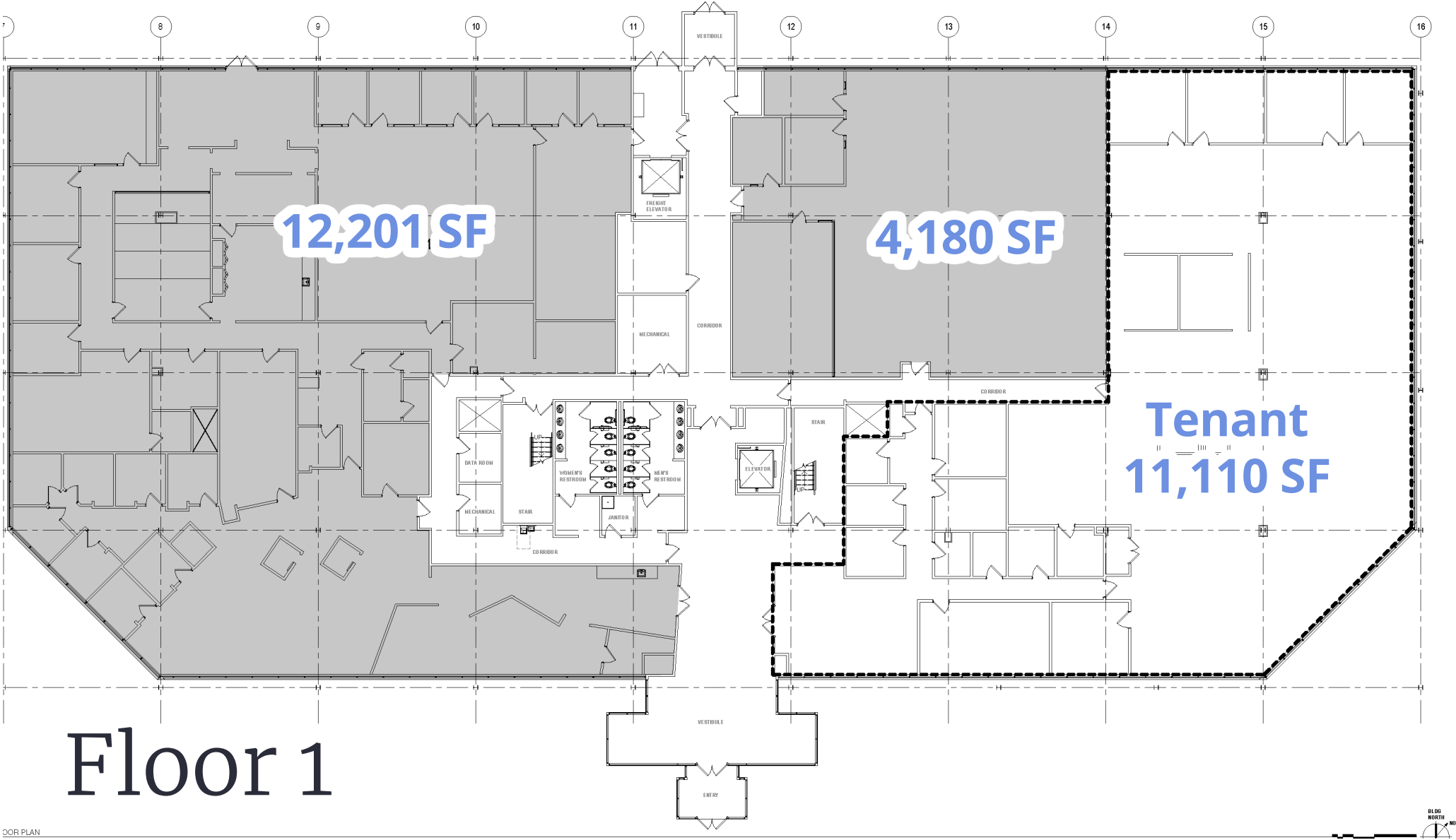
8 Penn Center Boulevard
Pittsburgh PA 15276

Photo Gallery



Penn Center West Eight

Floor Plans



Floor 2

Tenant: 11,000 sq. ft., set to expire April 2027. Current escalated rent: \$23.86 PSF



Penn Center West Seven

7 Penn Center Boulevard, Pittsburgh PA 15276

Property Features

- Pad-ready site
- Build to suit opportunity
- Spans 4.3 acres between Penn Center West 6 and 8
- Onsite parking available
- Adjacent to Goose Pond
- Available for sale or lease



Property Info

- Lot Size: 4.3 acres
- Parcel ID: 203-B-80
- Zoning: C-4 (Planned Office, Limited Industrial District)
- Parking Ratio: TBD

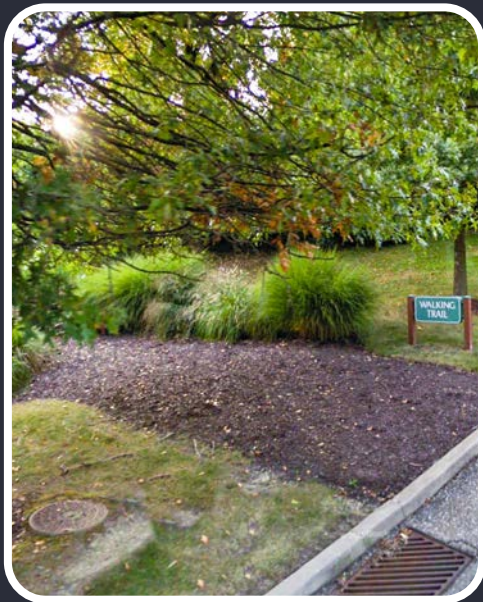
Campus Highlights

Nestled in a scenic corner of Penn Center West, this **owner-occupant opportunity** provides multiple onsite amenities that add value to the building's location.



1 Penn Center Waterfall

Iconic 60-foot waterfall at the entrance of the campus scenically greets employees and visitors.



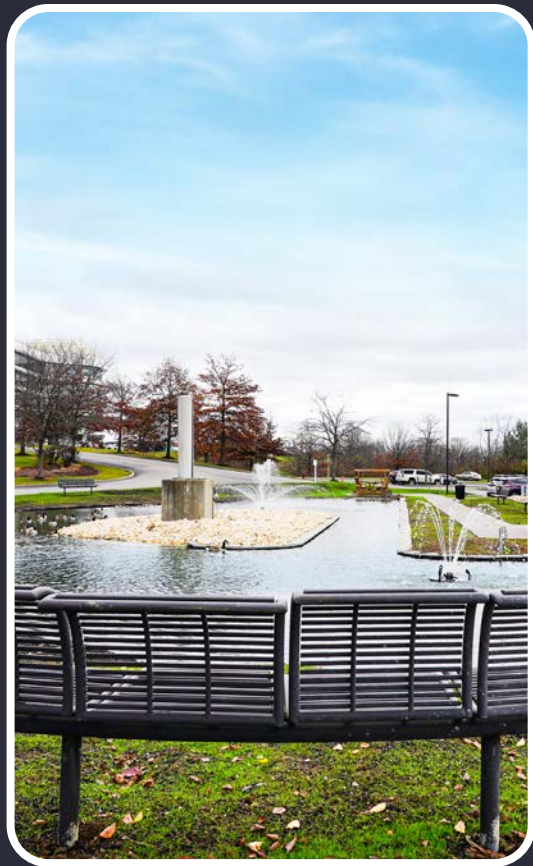
3 Walking Trail

Landscaped and shady walking path on campus.



2 Cafe West

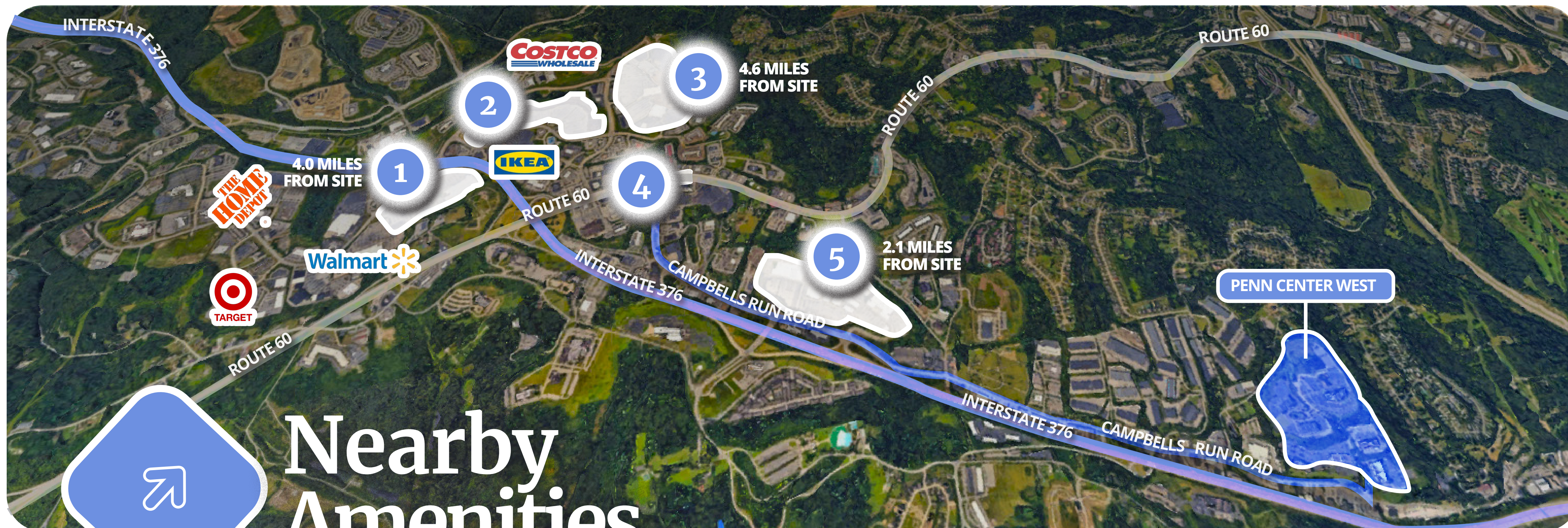
Grab-n-go cafe with coffee in building 3.



4 Goose Pond

Enjoy outdoor seating and a newly refurbished water feature with two fountains.





Nearby Amenities



Montour Church Place

Burgatory, Lowes, Starbucks, Bank of America, Five Guys, Panera, Chipotle, Cracker Barrel, McDonald's



The Plaza

Home Goods, Kirkland's, Zoup!, U.S.P.S., Joann Fabric & Crafts, Maurices, T.J., Maxx, Talbots, Chico's, Petland, Marshalls, Fine Wine & Good Spirits



The Mall at Robinson

JCPenney, Macy's, Green Spa, Tuxedo Junction, Bath & Body Works, Deer Creek Winery, Dick's Sporting Goods, Warby Parker, Master Cuts



Robinson Court

Golf Galaxy, Valley Pool & Spa, Trek Bicycle, Petco, Live Fresh Smoothie Bar, Pizza Milano, Applebee's, Eat n' Park, Dollar Bank



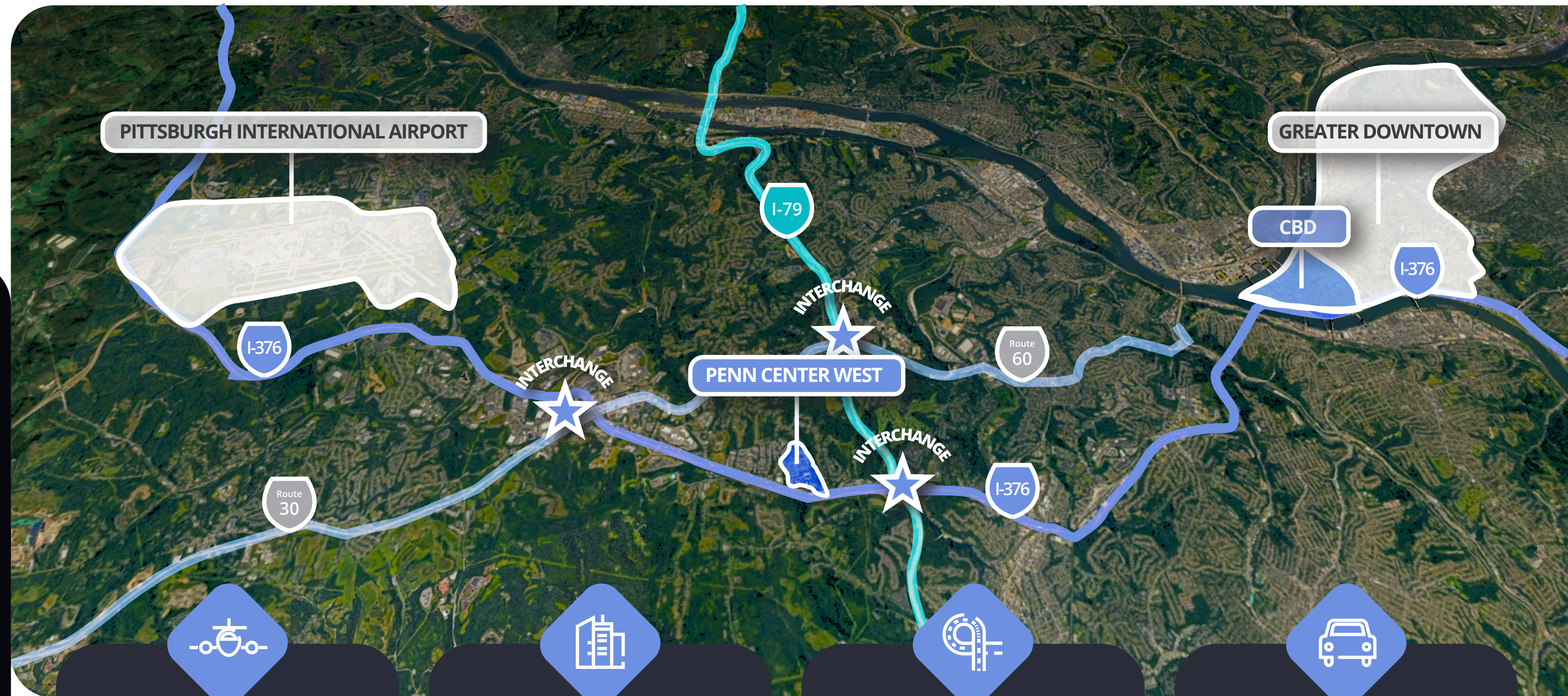
Settlers Ridge

Market District, LA Fitness, P.F. Chang's, Vitamine Shoppe, First Watch Cafe, Ross, Michaels, Barnes & Noble, Cinemark

Regional *Connectivity*

Penn Center West offers incredible proximity to major thoroughways, downtown Pittsburgh, and the area's international airport.

Enjoy *truly* unparalleled access to the Pittsburgh market at Penn Center West, where you're within no more than a 20-minute drive from just about *everything*.



Pittsburgh Intl. **Airport**

- 16-minute drivetime
- 12 miles from property



Central Business **District**

- 14-minute drivetime
- 10 miles from property



I-376 & I-79 **Interchange**

- 5-minute drivetime
- 1 mile from property



Interstate 376 **Access**

- 4-minute drivetime
- 1 miles from property



Contact us for more
information or to
schedule a tour of these
opportunities *today.*



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