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[colliers.com/pittsburgh](https://colliers.com/pittsburgh)

# Office for Lease

Opportunities in buildings 1 & 8  
Vacant lot for lease or sale



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# Welcome to Penn Center West

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

Constructed in the early 2000's, these sleek office buildings are centrally located at the intersection of I-79 and I-376, just ten minutes from both Downtown and the Pittsburgh International Airport. Enjoy a range of square footage in a variety of layouts to choose from, all complemented by onsite parking, 24-hour key card access, an on-campus cafe, walking trails, landscaped green spaces, and more.



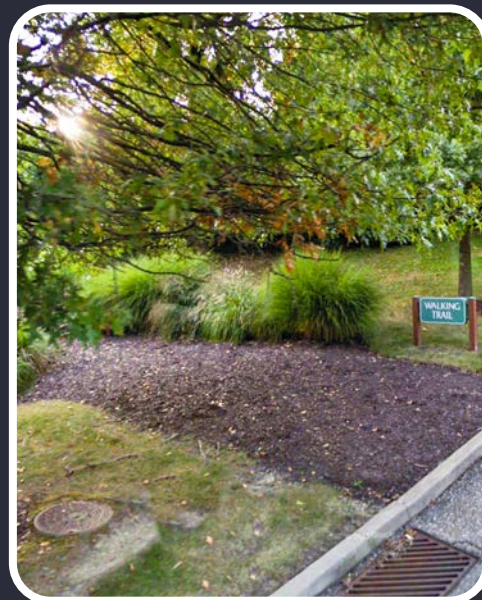
# Campus Highlights

Spend some quality time out-of-office without having to drive offsite.



## 1 Penn Center Waterfall

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



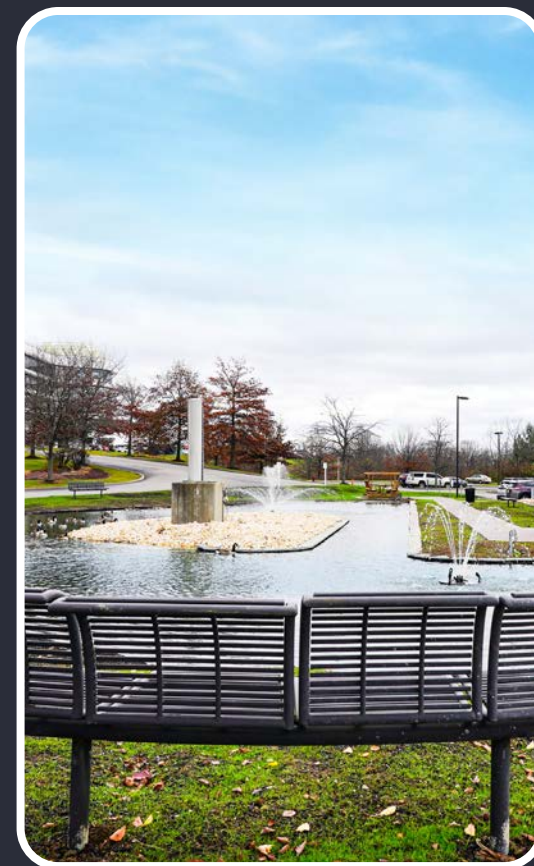
## 3 Walking Trail

Landscaped and shady walking path on campus.



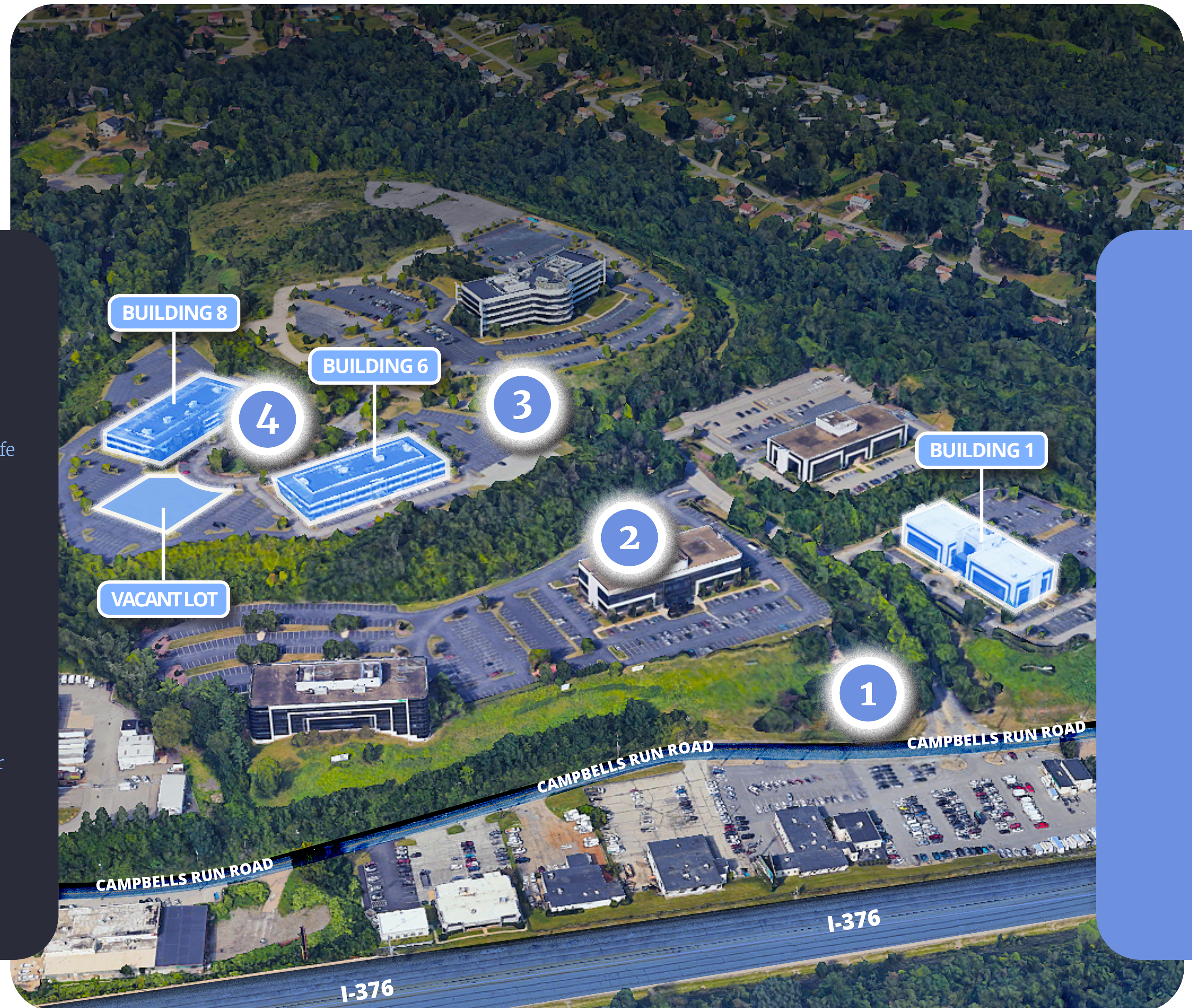
## 2 Cafe West

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

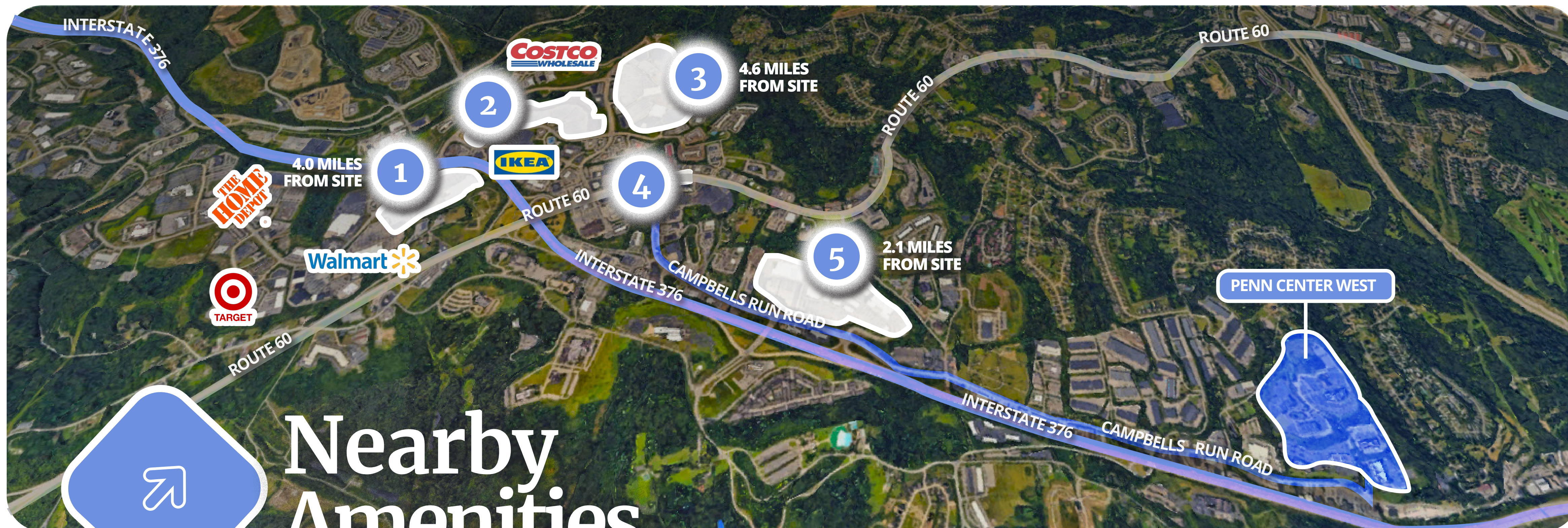


## 4 Goose Pond

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

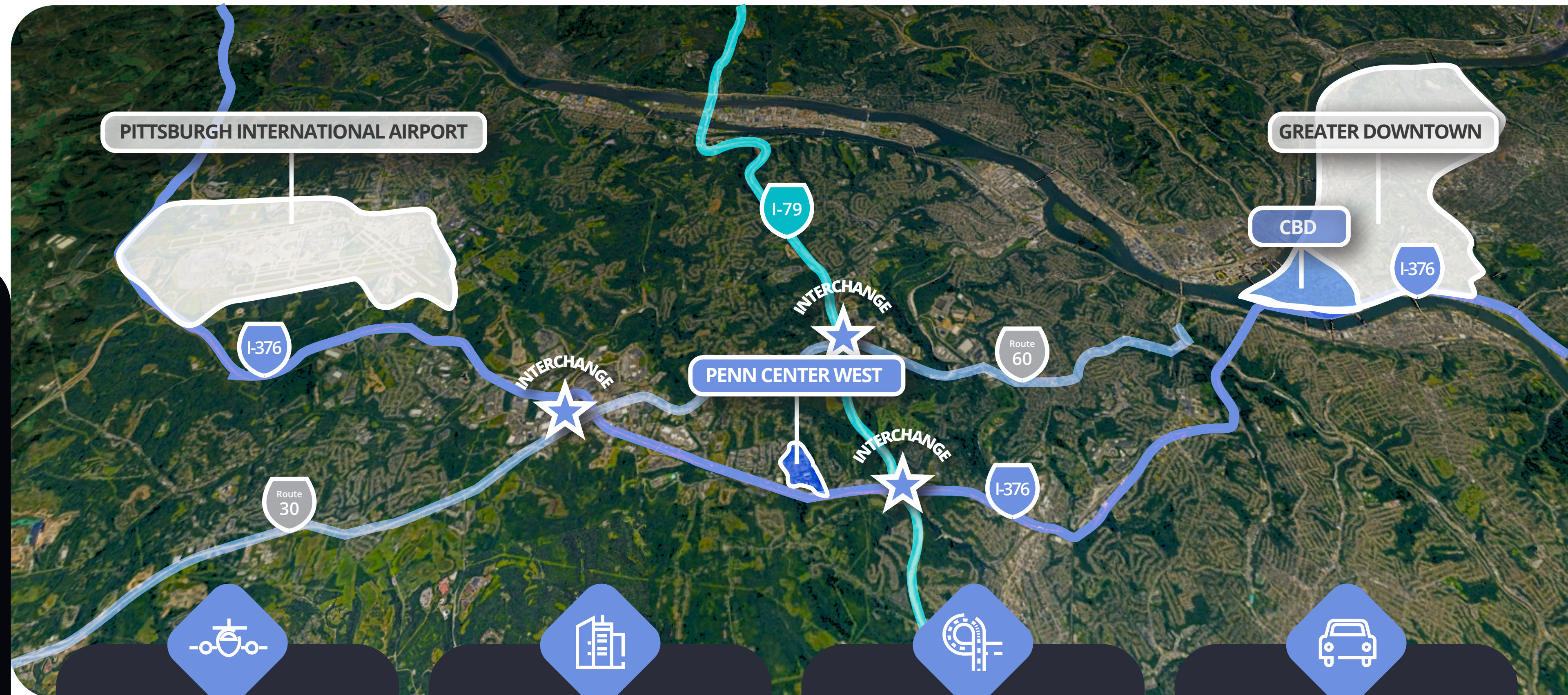
Market District, LA Fitness, P.F. Chang's, Vitamine Shoppe, First Watch Cafe, Ross, Michaels, Barnes & Noble, Cinemark



# 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**

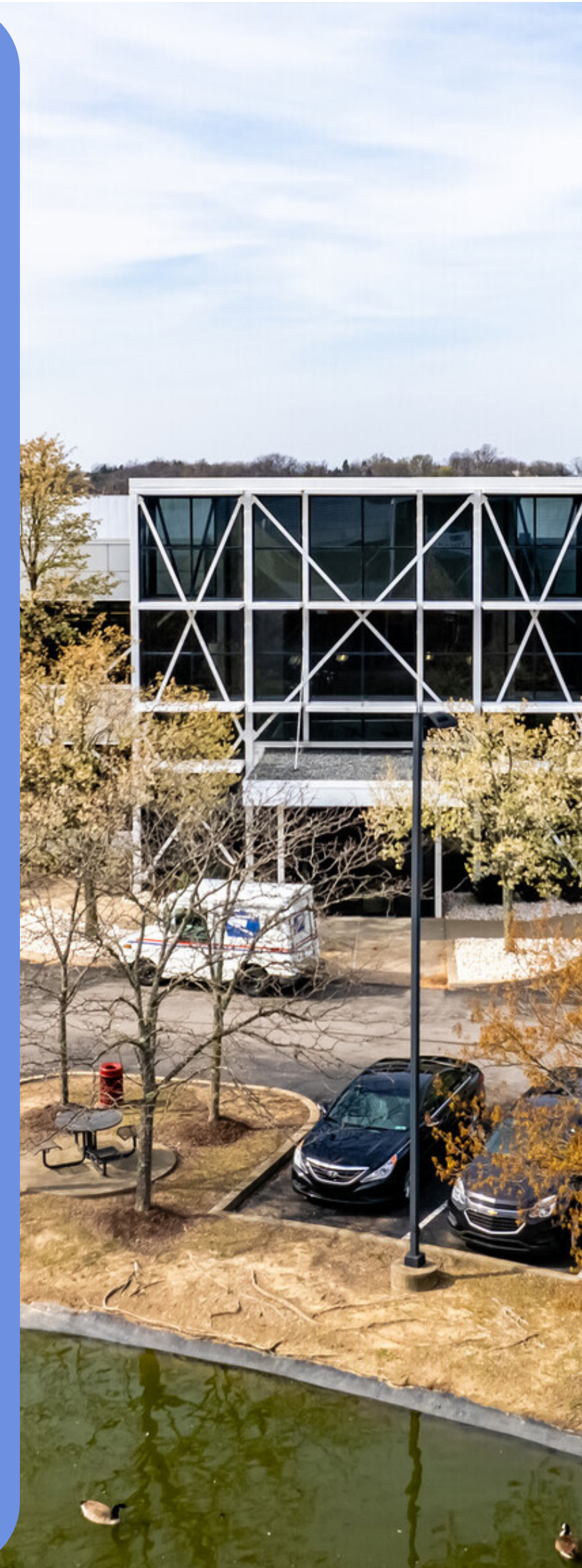
- 4-minute drivetime
- 1 miles from property



Penn Center West

# Available Opportunities

View our current vacancies in Penn Center West One and Eight, as well as a BTS opportunity at Penn Center West Seven: a 4.30-acre lot available for lease or sale.







# Penn Center West One

1 Penn Center Boulevard, Pittsburgh PA 15276

## Property Highlights

- Onsite management
- 24-hour key card access
- Free onsite parking
- Two-story atrium lobby
- Well-lit office spaces
- Range of square footages



## Availabilities

- 1st Floor: 1,248 SF
- 1st Floor: 1,416 SF
- 1st Floor: 908 SF
- 2nd Floor: 2,660 SF
- 2nd Floor: 5,416 SF
- 4th Floor: 4,182 SF
- 4th Floor: 3,499 SF
- 4th Floor: 1,776 SF
- 4th Floor: 880 SF
- 4th Floor: 2,080 SF

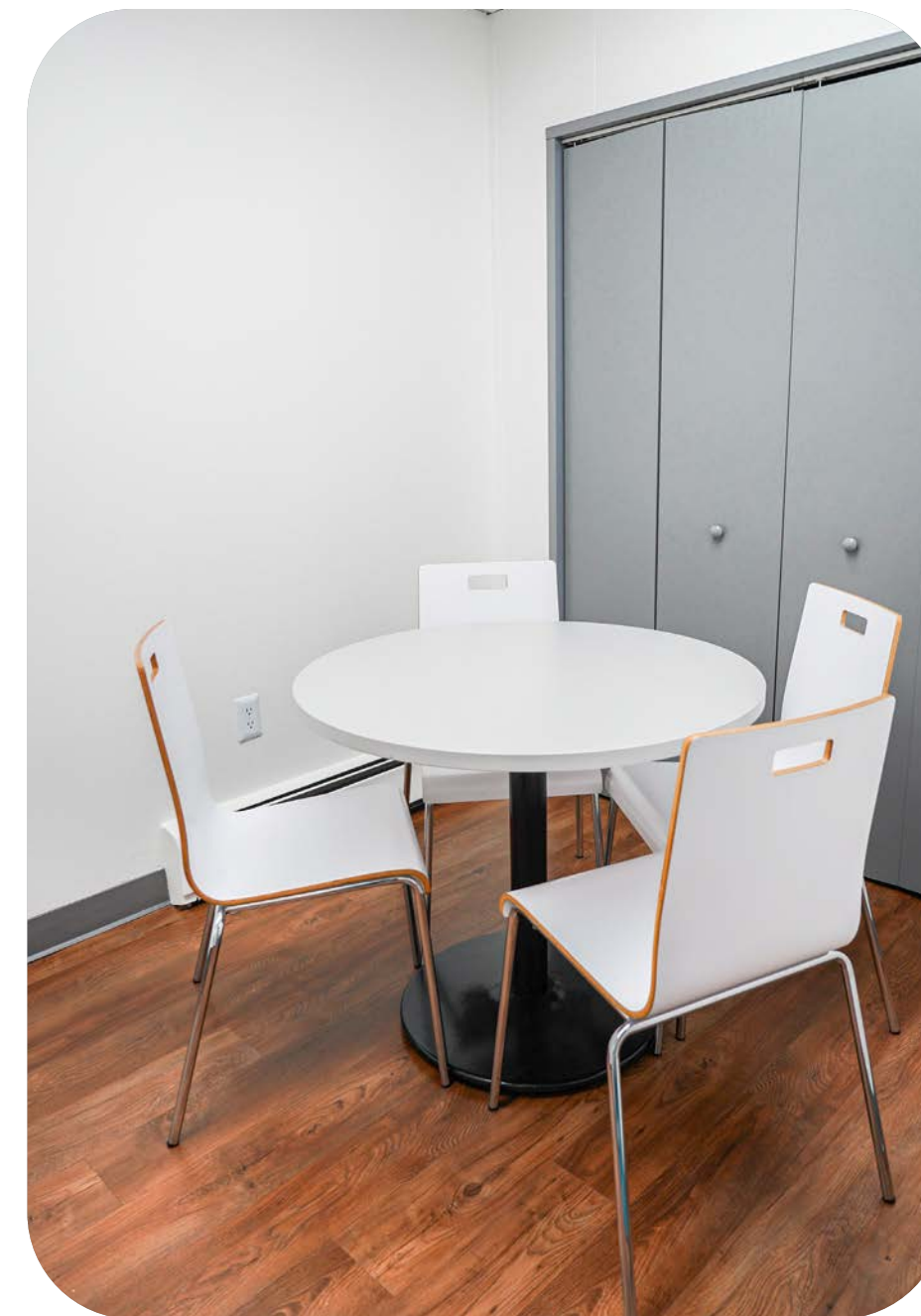
[Download Floor Plans](#)



# Penn Center West One

1 Penn Center Boulevard  
Pittsburgh PA 15276

## Photo Gallery







# Penn Center West Eight

8 Penn Center Boulevard, Pittsburgh PA 15276

## Property Highlights

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



## Availabilities

- 1st Floor: 12,201 SF
- 1st Floor: 4,180 SF
- 2nd Floor: 11,153 SF
- 2nd Floor: 8,401 SF
- 2nd Floor: 6,285 SF

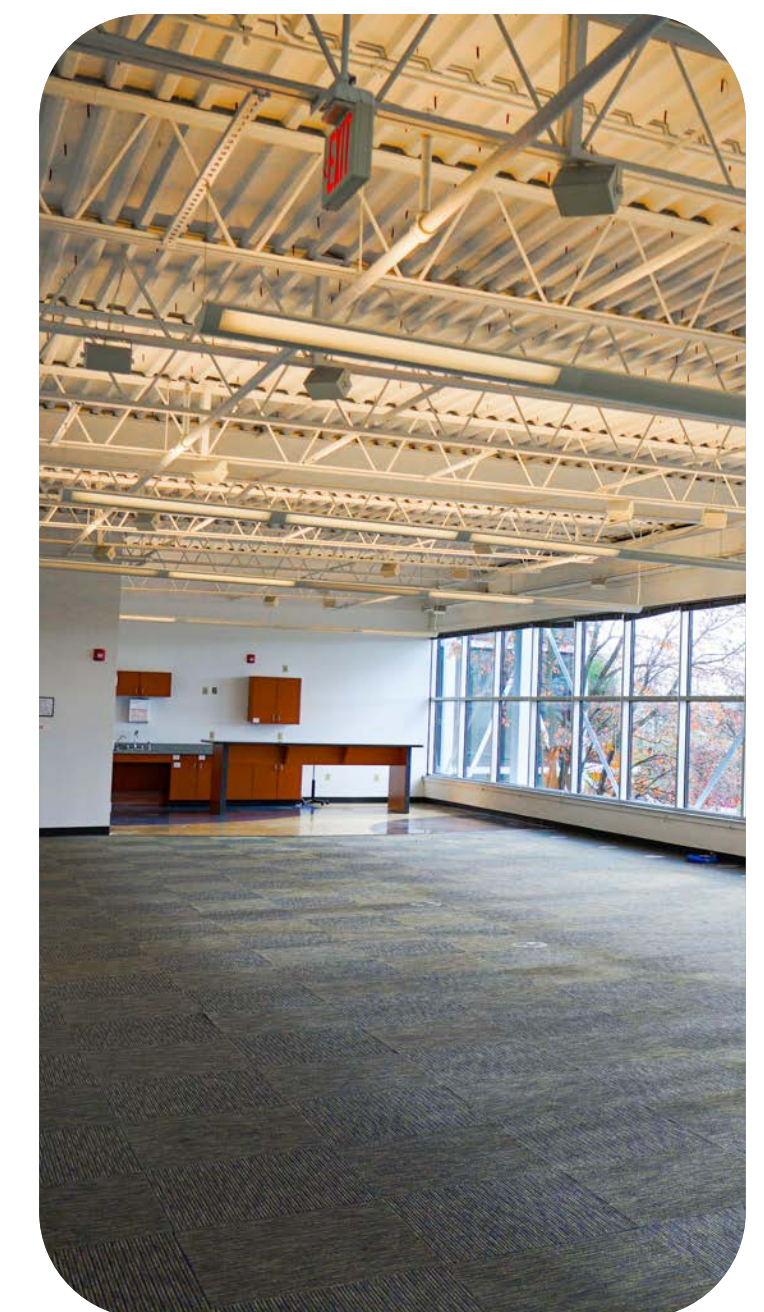
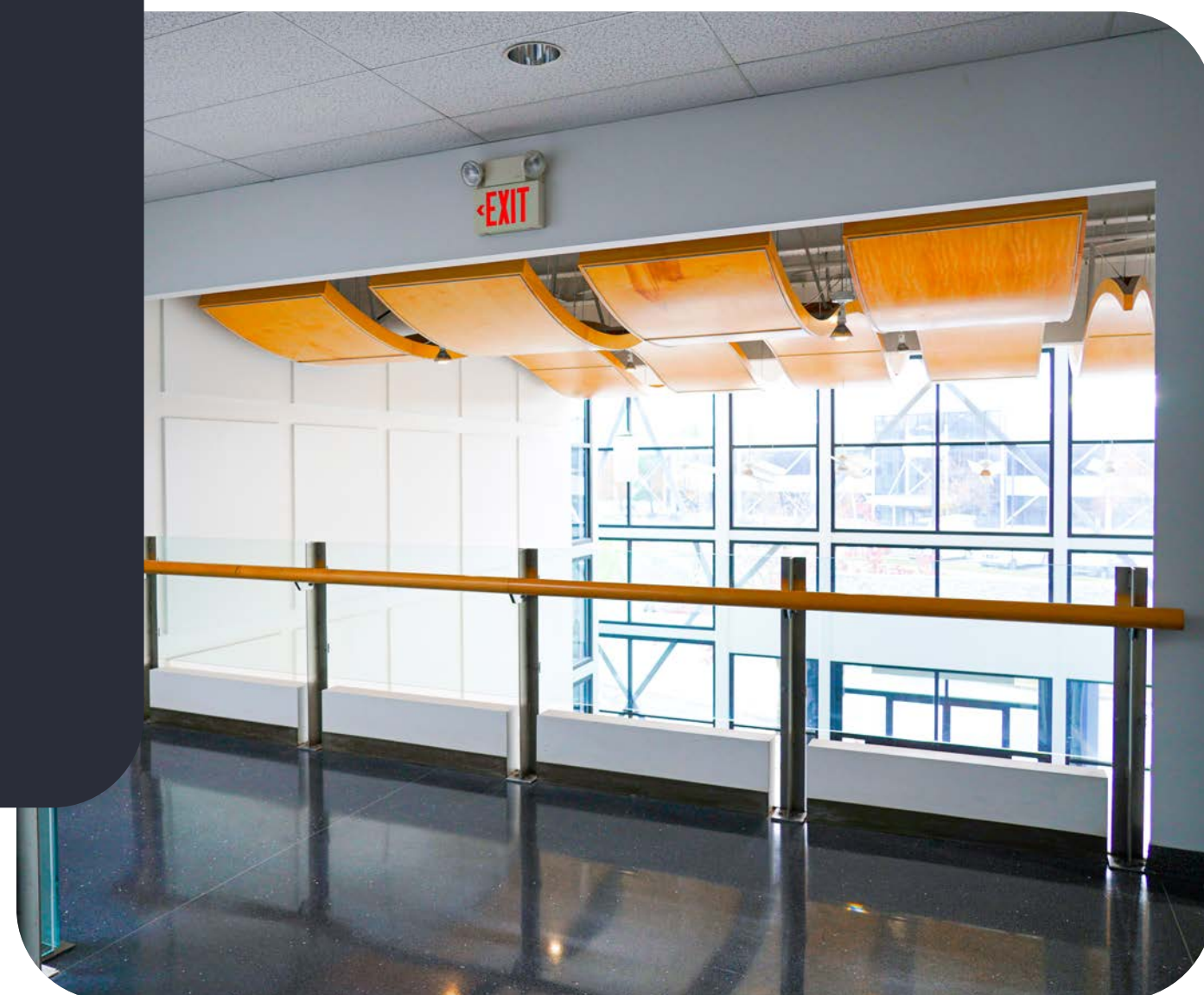
[Download Floor Plans](#)



# Penn Center West Eight

8 Penn Center Boulevard  
Pittsburgh PA 15276

## Photo Gallery





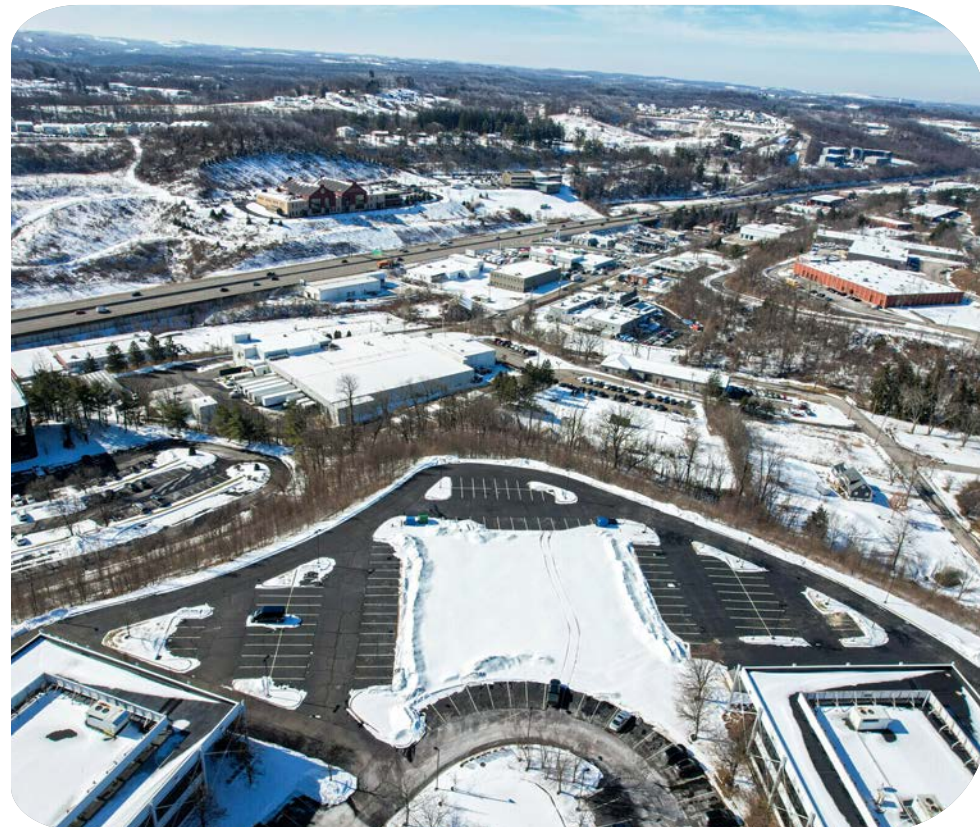


# Penn Center West Seven

7 Penn Center Boulevard, Pittsburgh PA 15276

## Property Highlights

- Vacant lot spanning 4.3 AC
- Available for sale or lease
- Build to suit opportunity
- Onsite parking available
- Adjacent to Goose Pond



## Availability

- 4.30 acres positioned between Penn Center West Six and Penn Center West Eight, accommodating up to a 35,000-square-foot building.

[Download Site Rendering](#)





Contact us for more  
information or to  
schedule a tour of your  
new office space *today.*



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