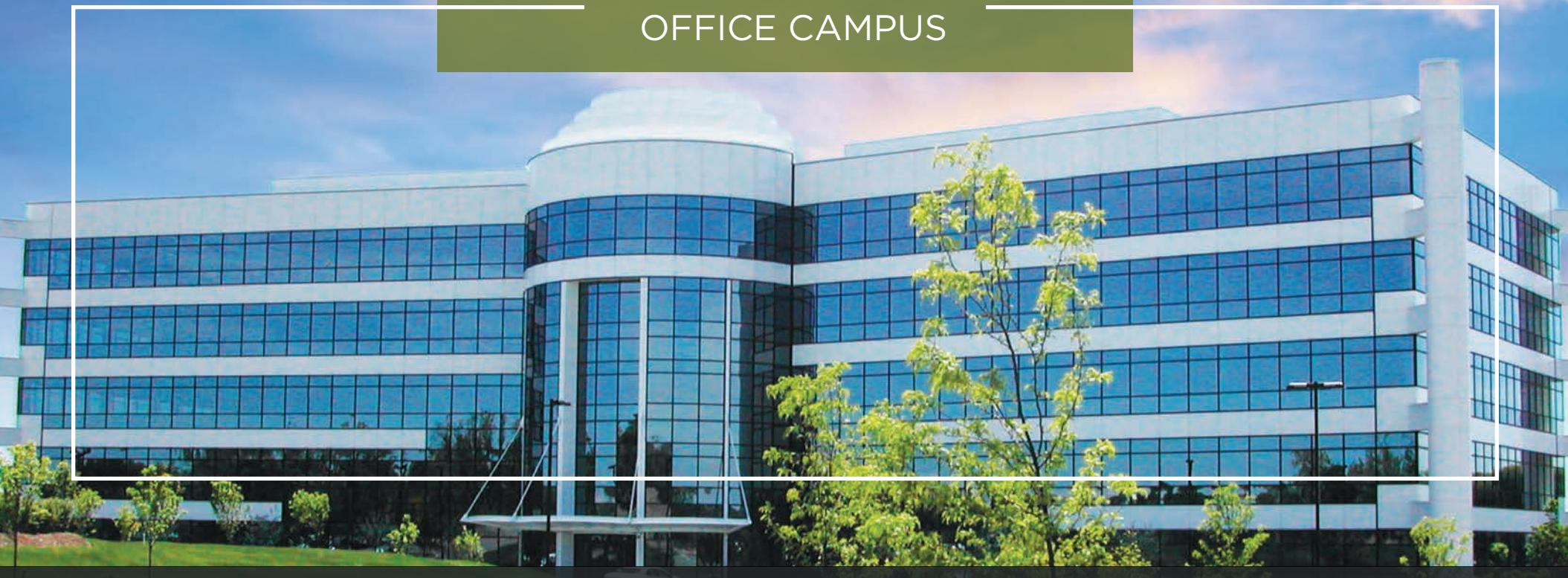




CLASS A
AMENITIZED SUBURBAN
OFFICE CAMPUS



VISIBLE FROM PARKWAY WEST
Parkway West Submarket Pittsburgh, PA 15276



FEATURES

Strategically located off Campbells Run Road exit of I-376, Penn Center West is positioned between Pittsburgh's central business district and the Pittsburgh International Airport. The campus boasts a park-like setting with walking trails, manicured landscaping, and green space. New and enhanced indoor & outdoor seating areas are positioned throughout, and a dramatic 60-foot waterfall greets tenants and visitors upon entering the campus.



4 trophy class office buildings



Ample free parking & easy access to Parkway West



Prominent signage opportunities available



Large & efficient floor plans



Outdoor public spaces & tons of natural light



One-of-a-kind 60' cascading waterfall with prominent exposure to I-376



No "business privilege tax"



AMENITIES

**Amenities are available to all tenants
of Buildings 2, 3, 4, & 5**

 Pleasant and safe suburban work environment

 Outdoor public and dining spaces

 New café in the lobby of Building 3

 Amenity Suite in Building 2
35-seat shared conference/training room with flexible seating, media (front & rear) and display area

Tenant lounge with kitchenette, high-top table seating & soft seating for pre/post function staging

Two (2) smaller conference break out rooms

 Weekly rotation of food trucks on campus

 On campus walking trail accessible to all tenants

 On-site ownership, property management, & engineers





FULLY-FURNISHED, MOVE-IN READY SUITE BUILDING 2 8,393 SF



Elevator lobby, double glass entrance



Views overlooking Parkway West



Exterior Signage Opportunity



3 conference rooms



Full kitchen in the suite



4 private offices



Numerous private focus rooms

MOVE-IN READY SUITES BUILDING 4 up to 24,000 SF



Various sized conference rooms



Multiple kitchenettes on the floor



Exterior Signage Opportunity



Mix of open plan and private offices



Private "telephone" rooms



BUILDINGS 2, 3, 4 & 5

OFFICE AVAILABILITY



BUILDING 2

Suites ranging from 2,123 up to 11,500 SF



BUILDING 3

Suites ranging from 2,091 up to 10,089 SF



BUILDING 4

Suites ranging from 2,434 up to 51,287 SF



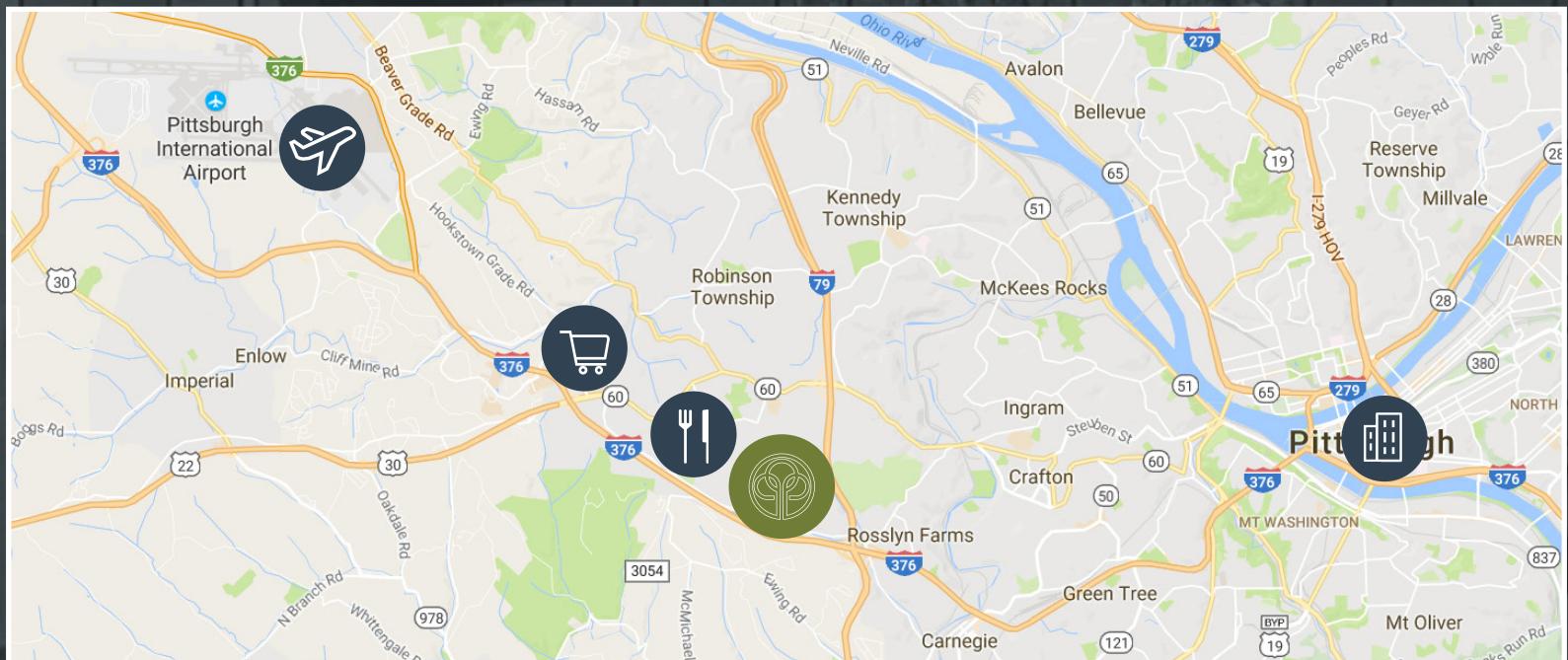
BUILDING 5

Suites ranging from 1,775 up to 10,182 SF

ESTEEMED TENANT ROSTER LIST



LOCATION



10 minutes to
Pittsburgh
International Airport



10 minutes to
Pittsburgh's Central
Business District



2 minutes to
Settler's Ridge



3 miles to Robinson
Town Centre & The
Pointe at North Fayette

For more information or to schedule your tour, please contact:

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