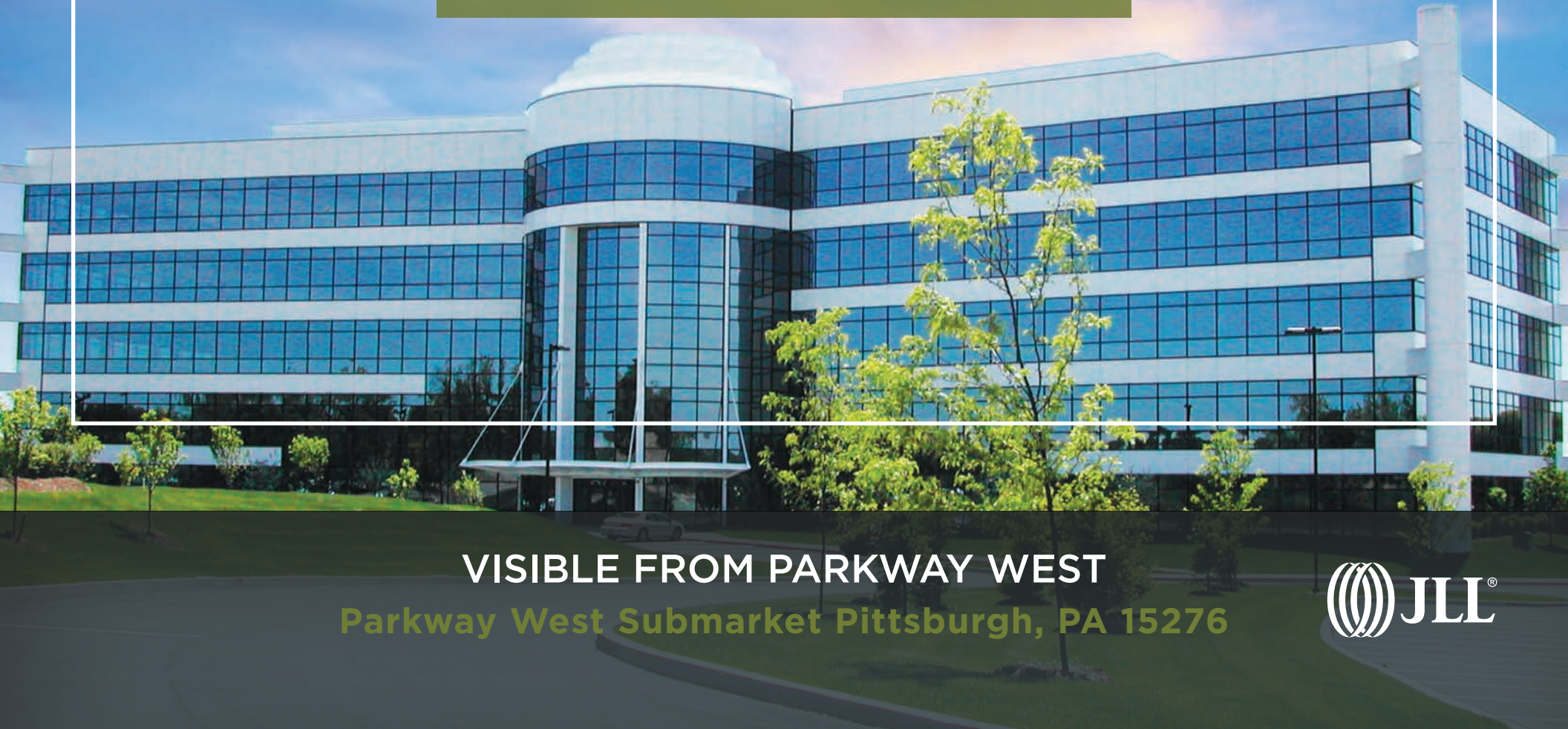




**CLASS A**  
AMENITIZED SUBURBAN  
OFFICE CAMPUS



**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



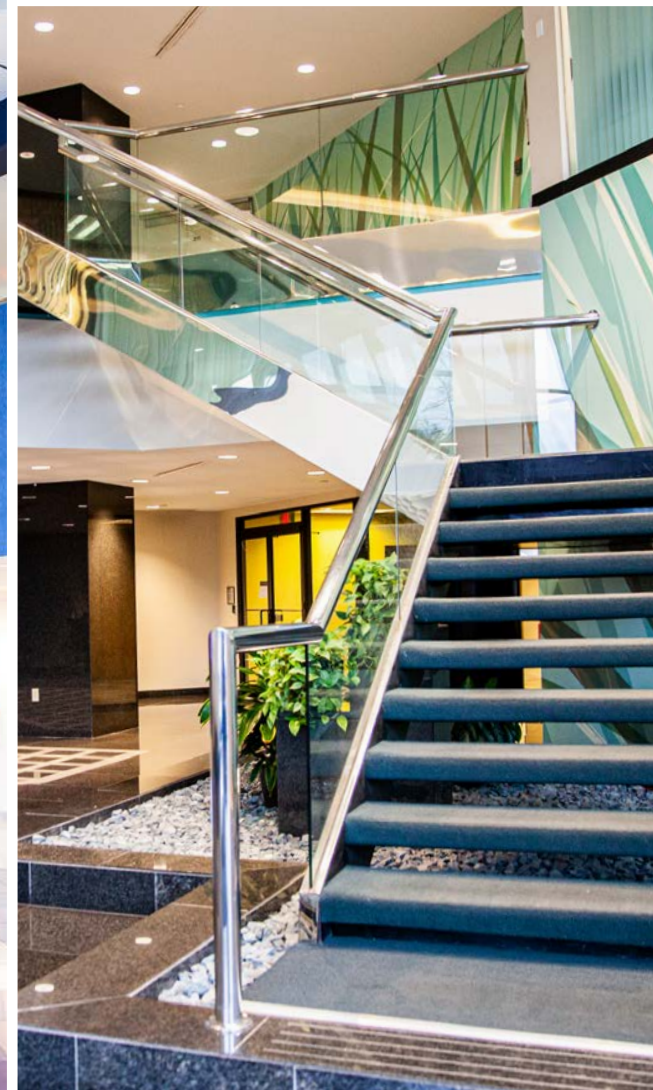
Outdoor public spaces & tons of natural light



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

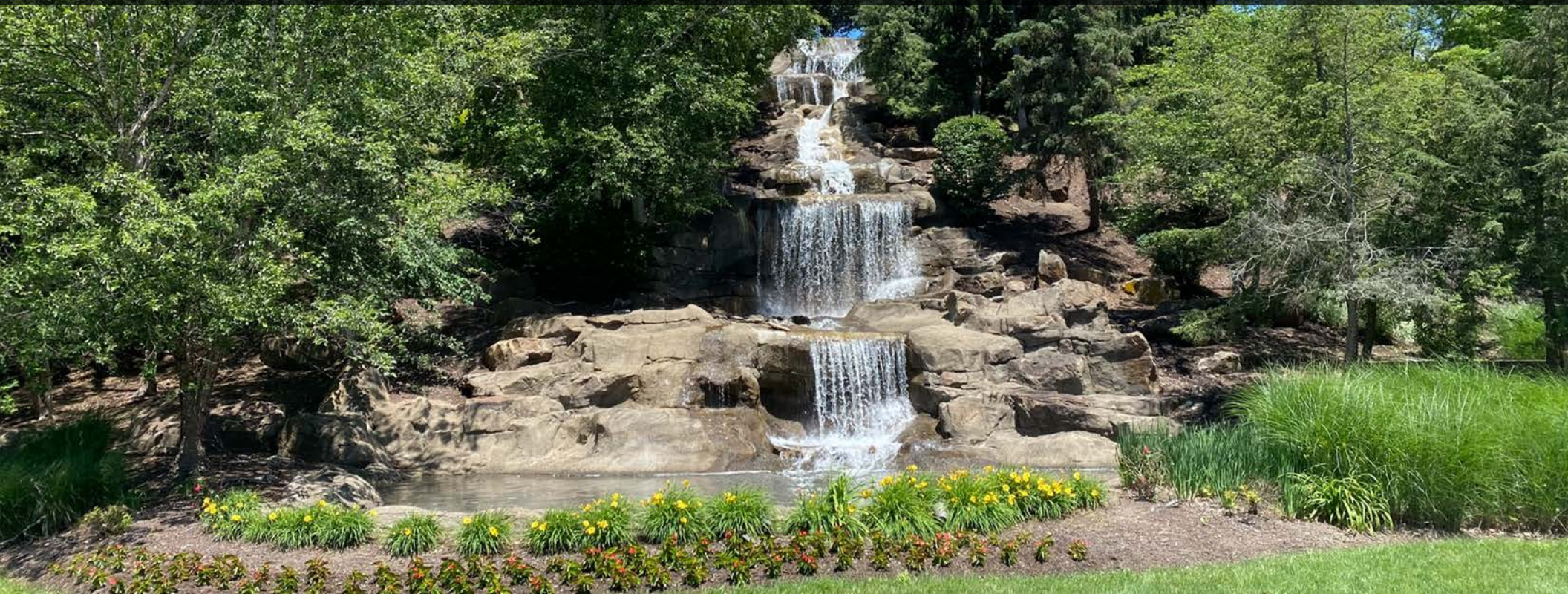


### **BUILDING 5**

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

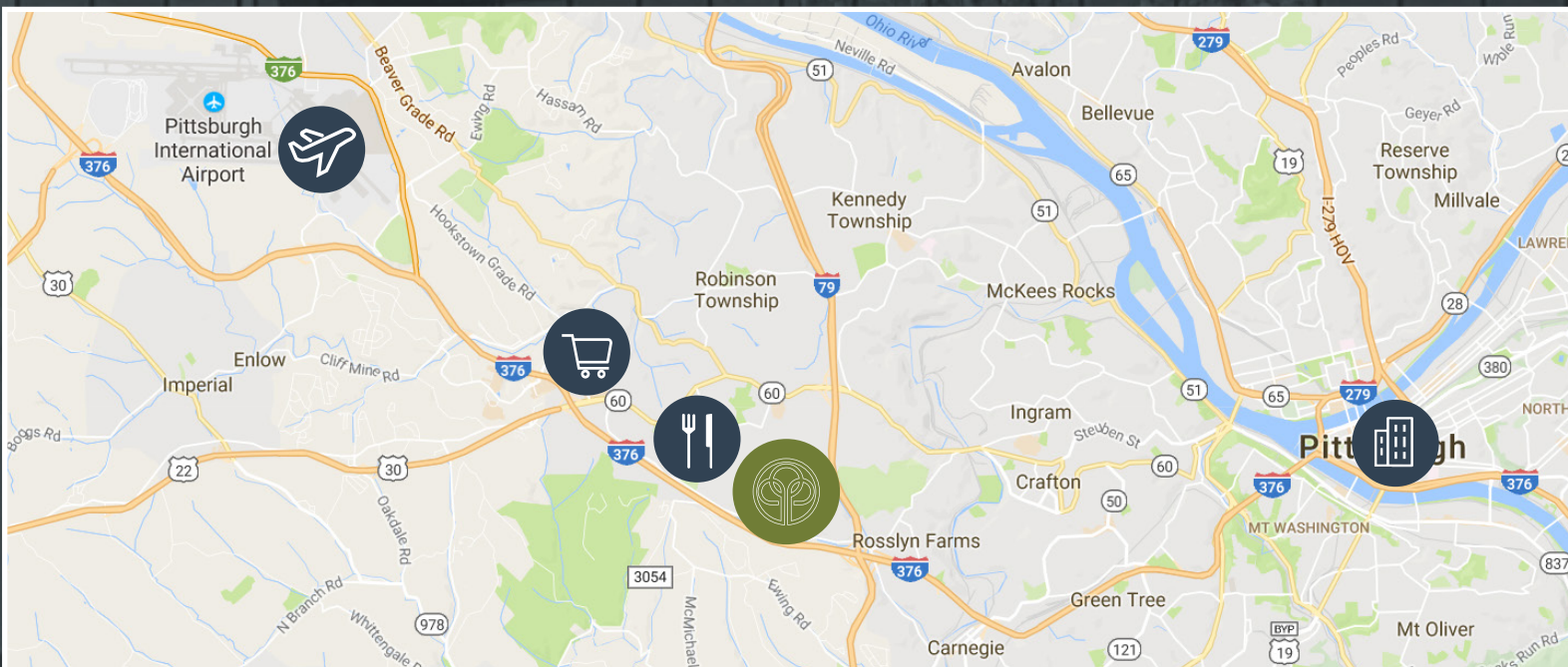


# ESTEEMED TENANT ROSTER LIST





# 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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