



McCandless

CORPORATE CENTER

CORPORATE DRIVE | PITTSBURGH, PA 15237



NEW CONFERENCE CENTER

SHARED CONFERENCE FACILITY

- FLEXIBLE SEATING FOR UP TO 28
- BREAK OUT AREA WITH KITCHEN
- WIFI
- WHITEBOARDS





**LOBBY
REFRESH!**





McCandless
CORPORATE CENTER

ROOTED IN
Community

BRANCHING TO THE FUTURE

- Beautiful 36-acre wooded park-like setting in the North Hills.
- Class A office complex with 4 buildings.
- Ideally located directly off McKnight Road in McCandless Township.
- New directories, tenant signage and common areas.
- This office park is situated only minutes from downtown Pittsburgh and Ross Park Mall.
- New Conference Center in Building Two with state of the art conference room, wireless connectivity, flexible furniture, and catering area.
- Conveniently located near UPMC Passavant Hospital, Hillman Cancer Center, and AHN's new McCandless Neighborhood Hospital.
- 15 minutes to Downtown Pittsburgh & Cranberry.
- Close proximity to numerous restaurants and retailers.



Elegant Lobby And
Seating Area



Abundant
Parking



Easy Access To Major
Interstate Arteries



Property Manager
On Site



Close To UPMC
Passavant Hospital



Controlled
Access



Convenient Public
Transportation

CLOSE TO LIFESTYLE AMENITIES

5
MILE
RADIUS:

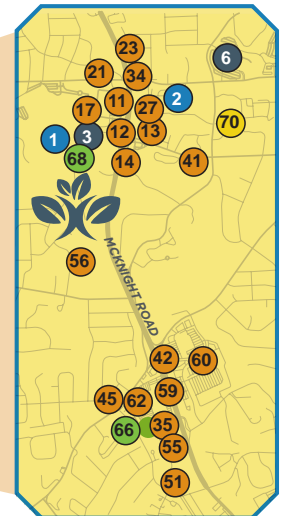
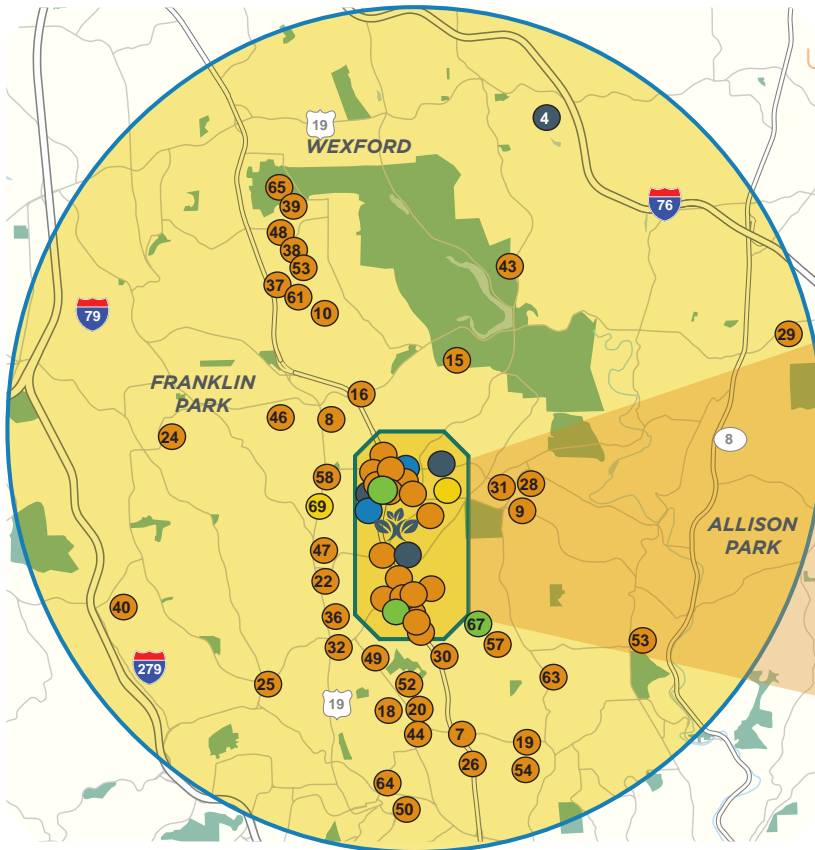
59
RESTAURANTS

4
HOSPITALS

3
RETAIL

2
UNIVERSITIES

2
FITNESS &
RECREATION



FITNESS & RECREATION

- 1 LA Fitness
- 2 Cinemark North Hills

HOSPITALS

- 3 AHN McCandless Hospital
- 4 AHN Wexford Hospital
- 5 Children's Hospital
- 6 UPMC Passavant

RESTAURANTS

- 7 Aladdin's Eatery
- 8 Bary's Pub
- 9 Bellisarios' Restaurant
- 10 Billy's Roadhouse
- 11 BJ's Restaurant & Brewhouse
- 12 Bonefish Grill
- 13 Burgatory - McCandless
- 14 Chipotle Mexican Grill
- 15 Chub's Place
- 16 Clark's Restaurant
- 17 DiBella's Subs
- 18 Dive Bar & Grille
- 19 Doce Taqueria
- 20 Dominic's Diner
- 21 Emiliano's Mexican Restaurant & Bar
- 22 Erin's Deli
- 23 First Watch
- 24 Franklin Inn Mexican Restaurant
- 25 Good L'oven
- 26 Hal's Bar and Grill
- 27 Hello Bistro
- 28 JJ Panda Restaurant
- 29 K Asian Bistro
- 30 Kabab King
- 31 Kawa Hibachi & Sushi
- 32 Kelly O's Diner
- 33 Le Thai Cafa
- 34 LongHorn Steakhouse
- 35 Mad Mex - North Hills
- 36 Maisie's Pizza
- 37 Moe's Southwest Grill
- 38 Monte Cello's Pizza
- 39 Nakama
- 40 Nicky's Thai Kitchen
- 41 North Park Lounge
- 42 Olive Garden
- 43 OTB at the Boathouse
- 44 Pelegrino's Pizza & Pasta
- 45 Piada Italian Street Food
- 46 Pietro's Pizzeria
- 47 Pizza Roma Restaurant
- 48 Poor Richard's Public House
- 49 Red Orchid

- 50 Royal Myanmar
- 51 Sesame Inn
- 52 Sieb's Pub
- 53 Slice on Broadway
- 54 Sushi Tomo
- 55 Taj Mahal
- 56 Texas Roadhouse
- 57 The Cheesecake Factory
- 58 The New York Hot Dog Shop
- 59 The Original Pancake House
- 60 Ting's Kitchen
- 61 Totin's Diner
- 62 Wahlburgers
- 63 Wheelfish
- 64 Yeung's House
- 65 Zuppa's Delicatessen

RETAIL

- 66 Northway Mall
- 67 Ross Park Mall
- 68 McCandless Crossing

UNIVERSITIES

- 69 CCAC North Campus
- 70 LaRoche University





McCANDLESS CROSSING

An open-air lifestyle center with retail, medical, hospitality, entertainment, residential and senior living.



1

3

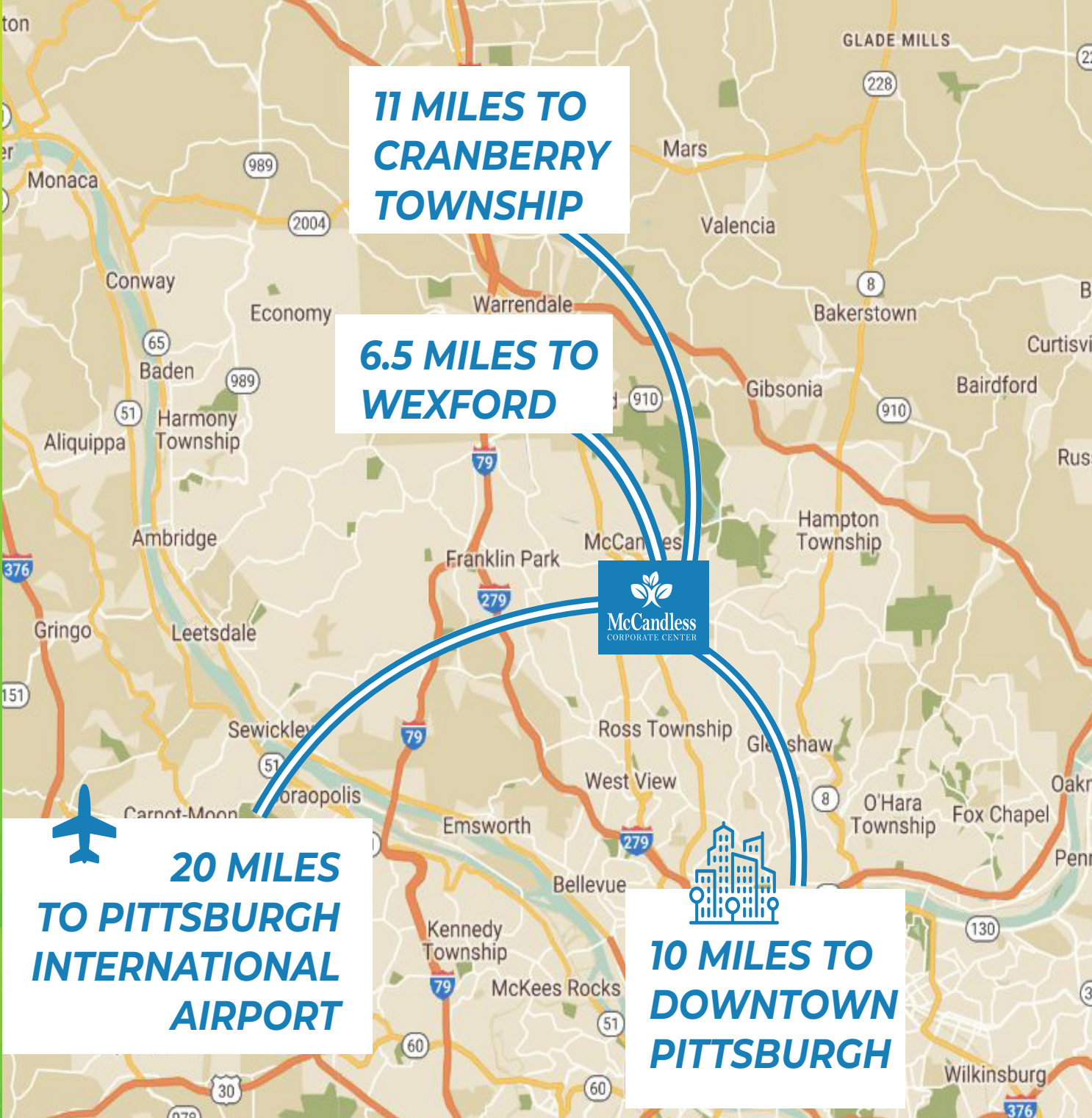
4

2

**McCandless
CORPORATE CENTER**


MCKNIGHT ROAD





**11 MILES TO
CRANBERRY
TOWNSHIP**

**6.5 MILES TO
WEXFORD**



**20 MILES
TO PITTSBURGH
INTERNATIONAL
AIRPORT**



**10 MILES TO
DOWNTOWN
PITTSBURGH**

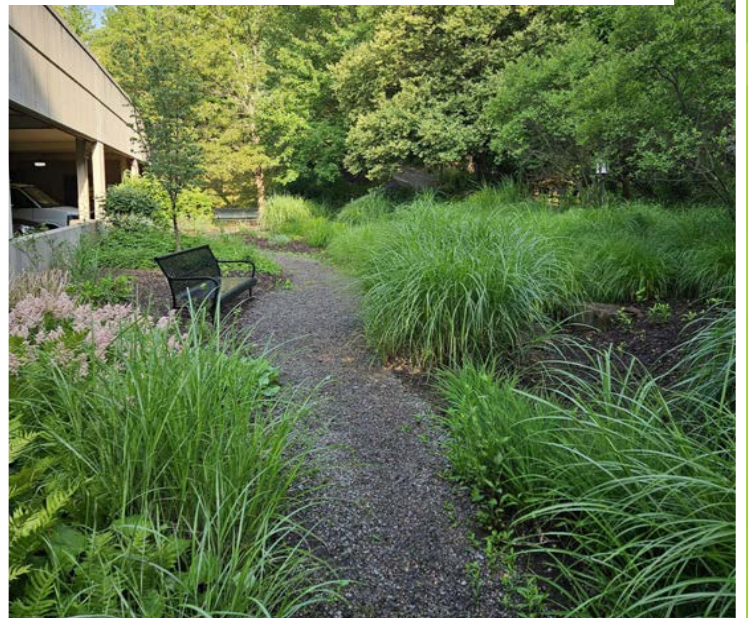
IDEAL
Location

**BEST OF DOWNTOWN
WITHOUT THE COMMUTE**

NEW TENANT BUILD-OUT

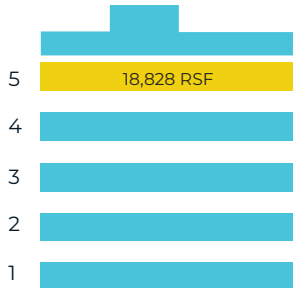


PROMENADE OUTDOOR PARK AREA



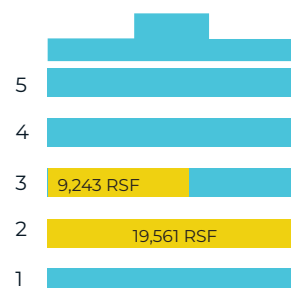
SPACES THAT WORK, CHOOSE YOUR GROWTH PLAN

BUILDING ONE



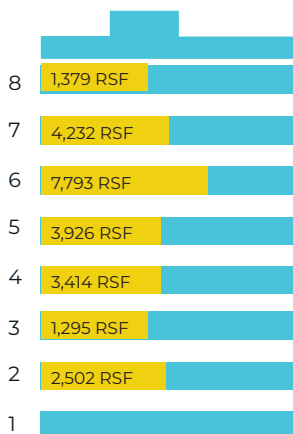
89,528 RBA
5 STORIES
18,828 RSF AVAILABLE

BUILDING TWO



95,292 RBA
5 STORIES
UP TO 28,804 RSF AVAILABLE

BUILDING THREE



107,495 RBA
8 STORIES
UP TO 24,541 RSF AVAILABLE

BUILDING FOUR



29,243 RBA
2 STORIES
0 RSF AVAILABLE

AVAILABLE
 LEASED





SPEC SUITES

Whether you are right sizing your office space or positioning for growth, McCandless Corporate Center has availability to suit your needs. Choose between suites of various sizes from just under 3,000 SF to a full-floor 18,000 SF + space that can be customized to suit your needs.



McCandless

CORPORATE CENTER

McCandless Corporate Center offers a premier business destination that combines modern amenities with a rich historical legacy that meets clients where they want to be met, right at home. Ideally located along McKnight Road in Pittsburgh's thriving North Hills business community, this complex provides companies with a dynamic atmosphere that inspires creativity, collaboration, growth and success. Enjoy the convenience of a short commute without sacrificing quality on-site and surrounding amenities. Within the business park, you'll have access to elegantly designed lobbies and seating areas, professional on-site management, new conference center with state-of-the-art wireless connectivity, new common areas, and a newly opened KinderCare. Outside of the park, you are less than five miles from hospitals, universities, restaurants, and retail hubs. Choose your growth plan and discover the power of possibilities at McCandless Corporate Center.

FOR MORE INFORMATION:

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