



McCandless

CORPORATE CENTER

BUILDING ONE



5500 CORPORATE DRIVE | PITTSBURGH, PA 15237

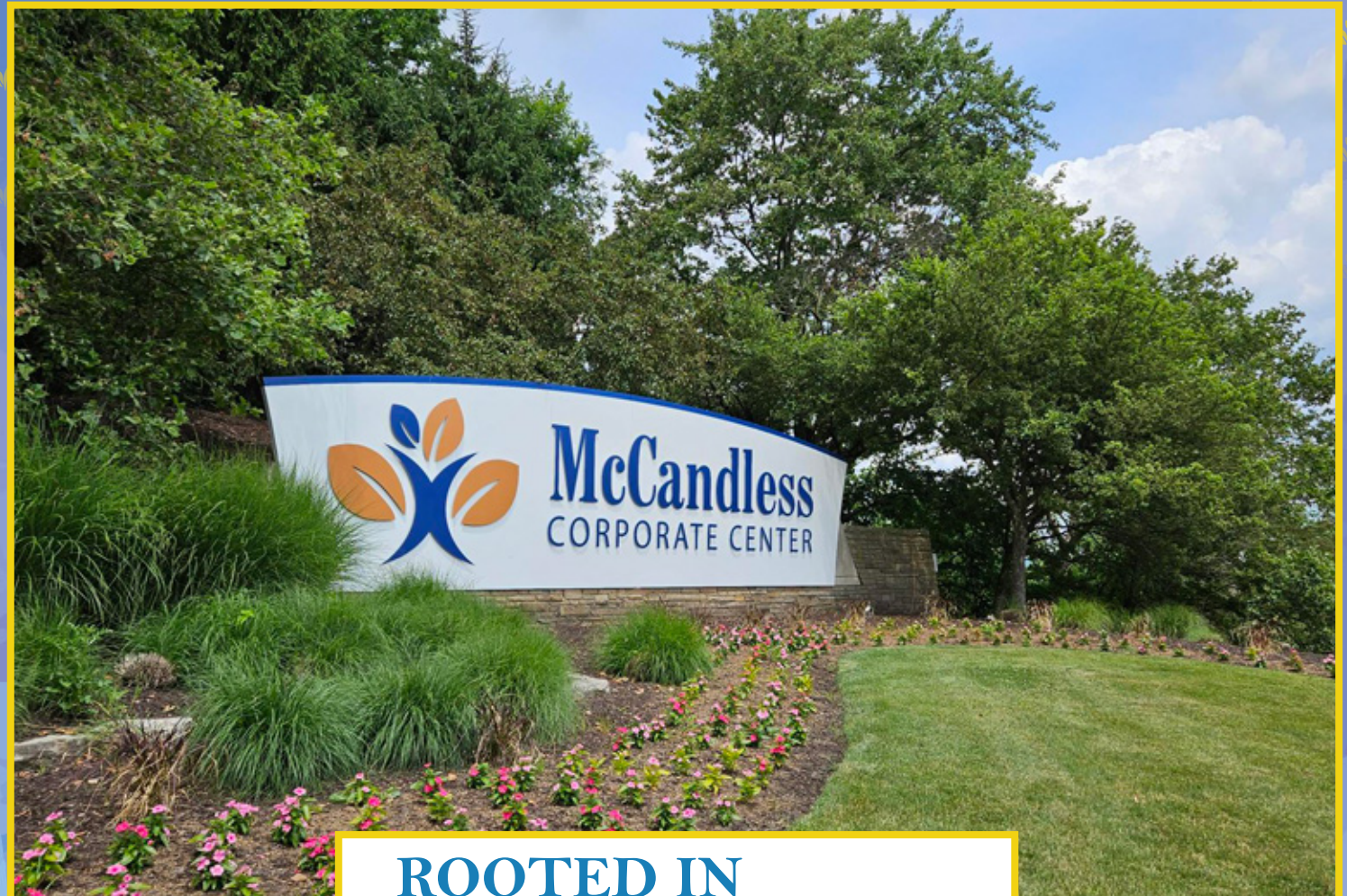
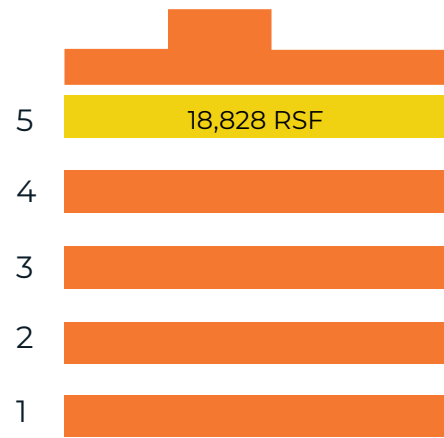
SPACES THAT WORK, CHOOSE YOUR GROWTH PLAN

BUILDING ONE










89,528 RBA
5 STORIES
18,828 RSF AVAILABLE

 AVAILABLE
 LEASED



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
-  Easy Access To Major Interstate Arteries
-  Close To UPMC Passavant Hospital
-  Convenient Public Transportation
-  Abundant Parking
-  Property Manager On Site
-  Controlled Access



CLOSE TO LIFESTYLE AMENITIES

5 MILE RADIUS:

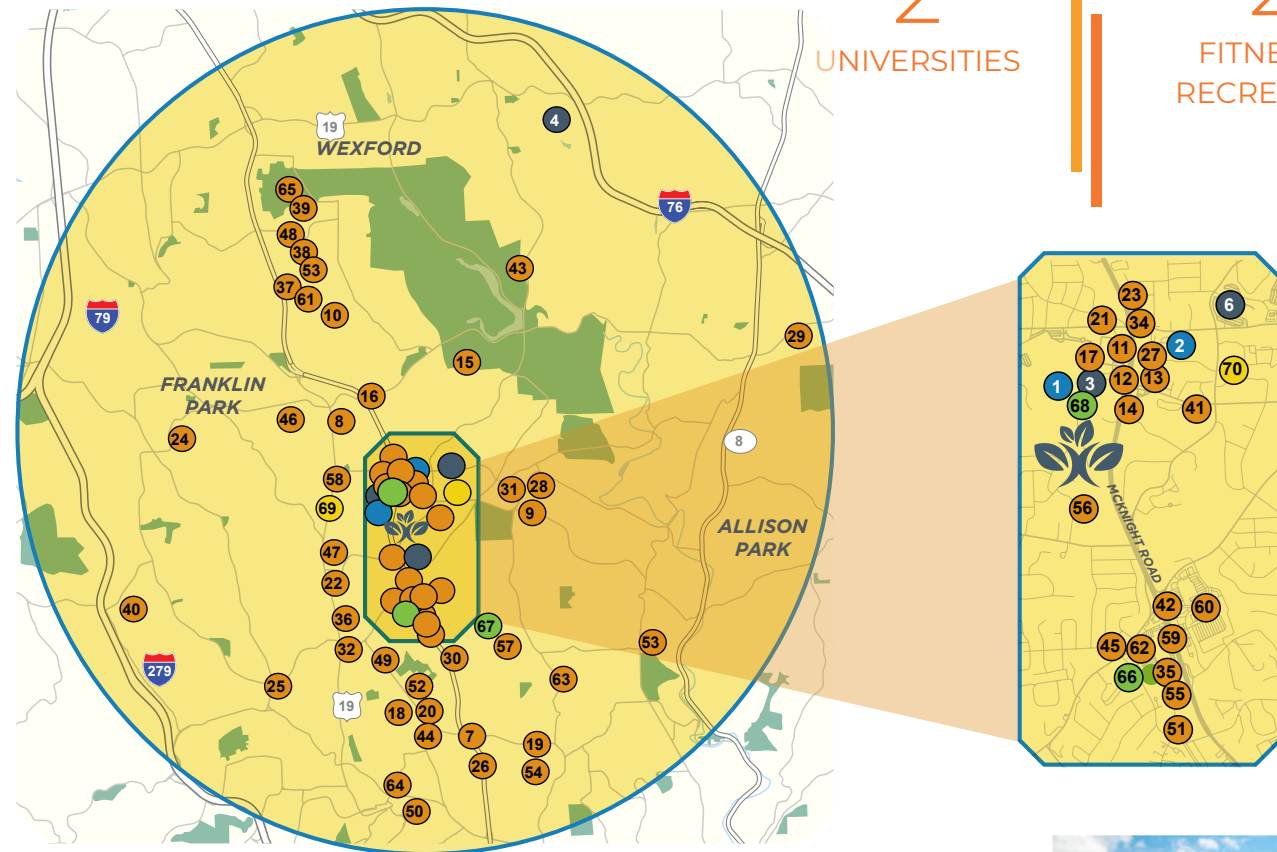
59 RESTAURANTS

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 Barry'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 Cafe
- 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

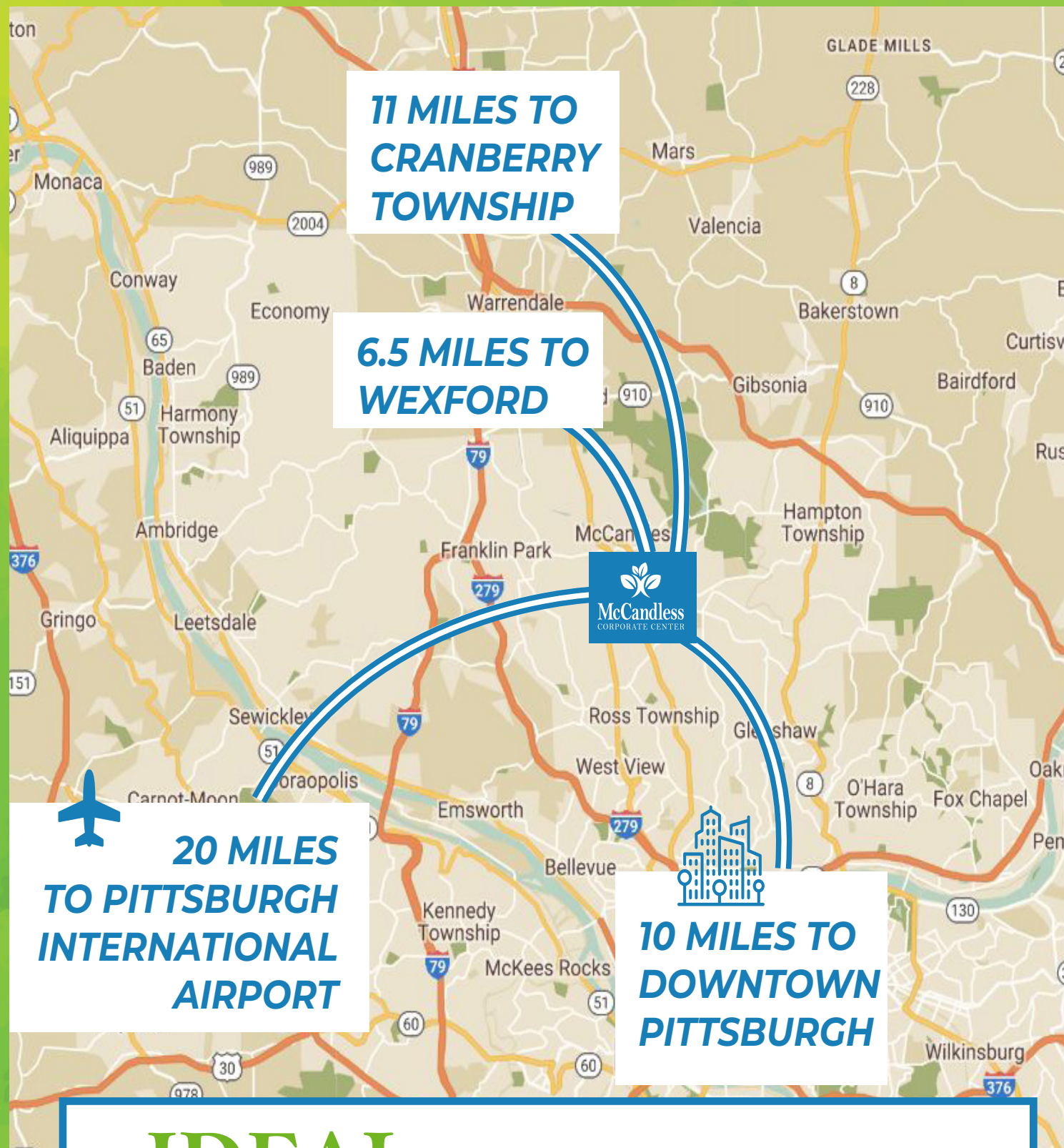
● RETAIL

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

● UNIVERSITIES

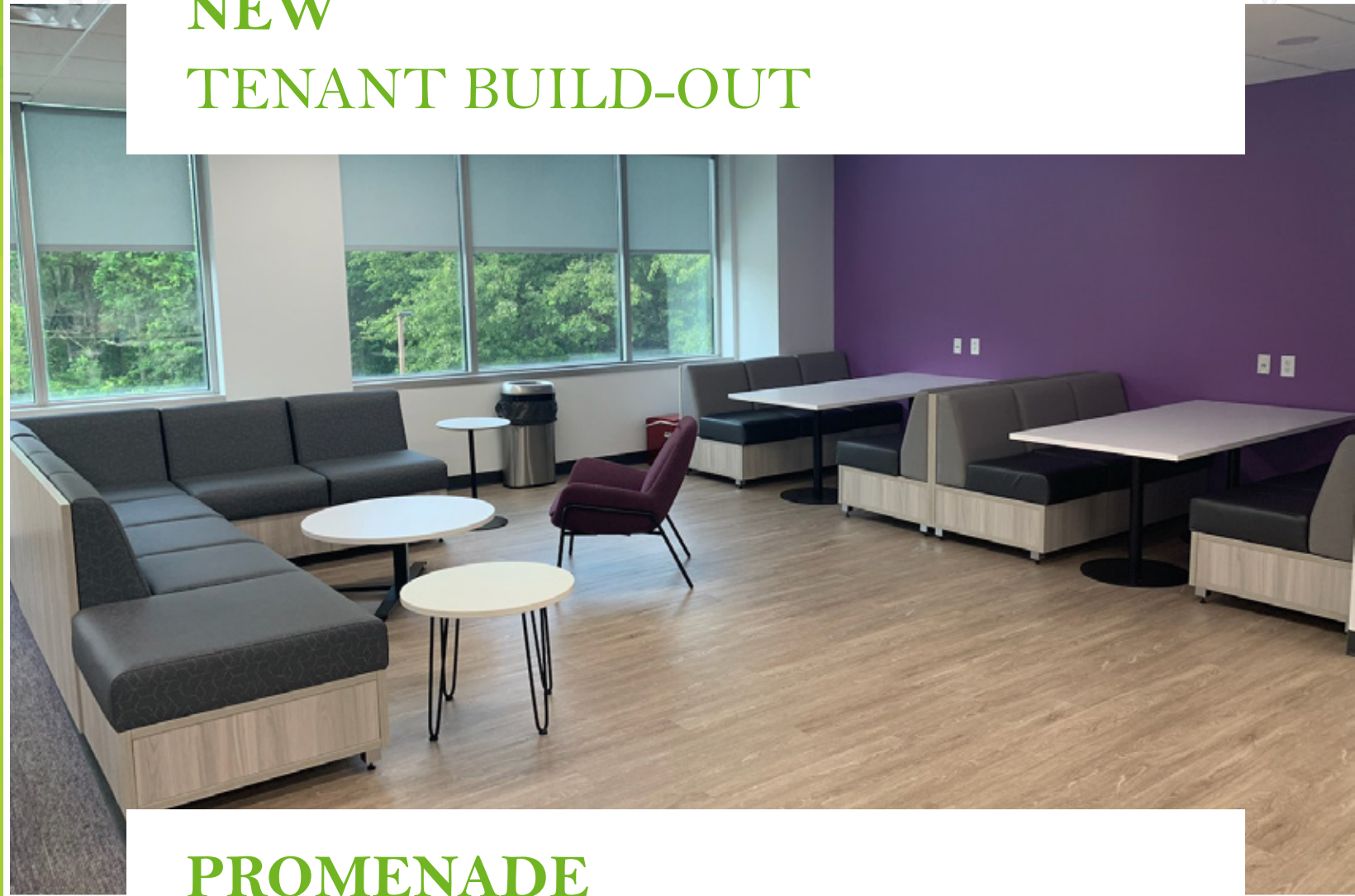
- 69 CCAC North Campus
- 70 LaRoche University





IDEAL
Location
 BEST OF DOWNTOWN
 WITHOUT THE COMMUTE

**NEW
 TENANT BUILD-OUT**



**PROMENADE
 OUTDOOR PARK AREA**



McCandless

CORPORATE CENTER

BUILDING ONE

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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