



# 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!**




**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:

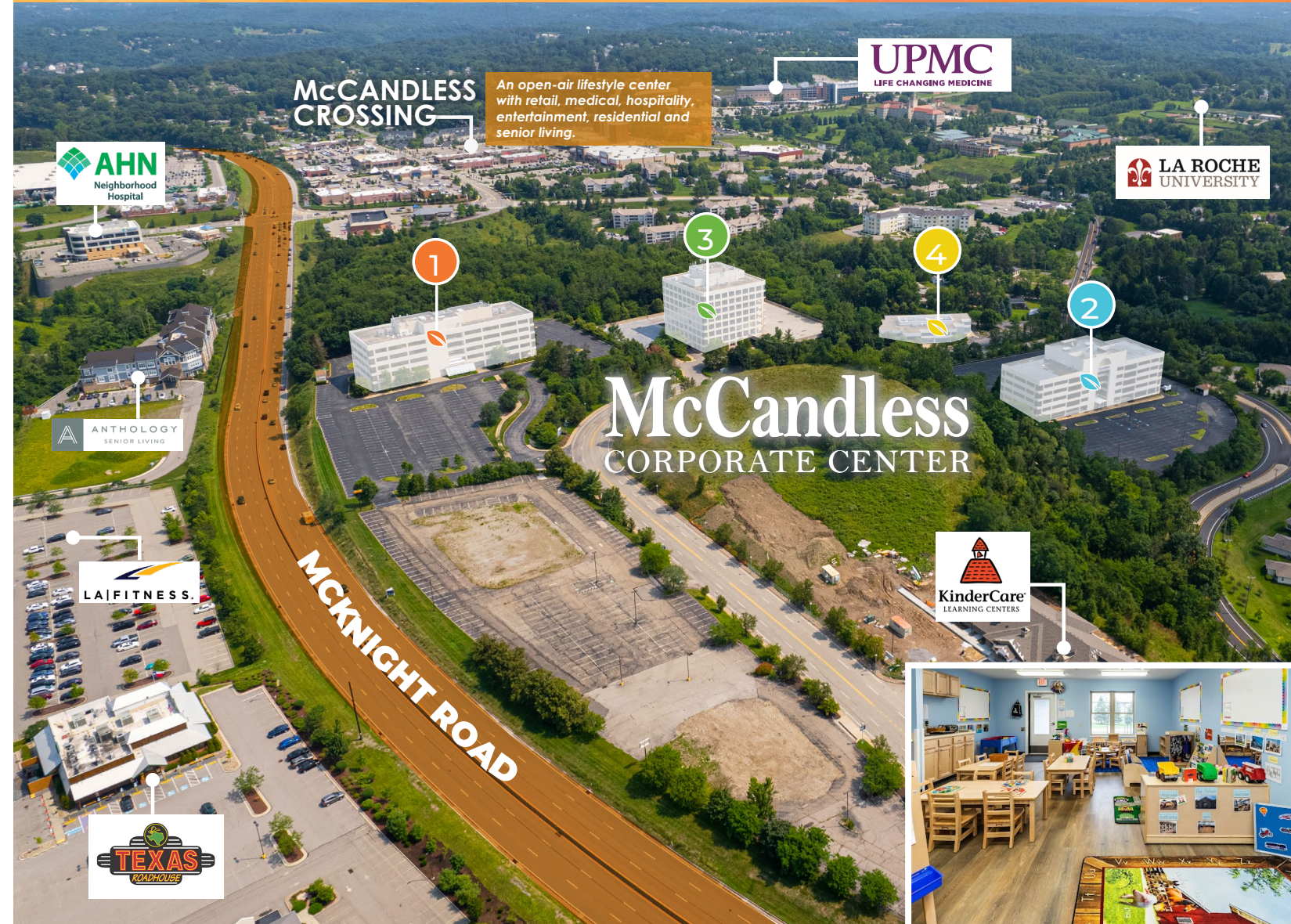
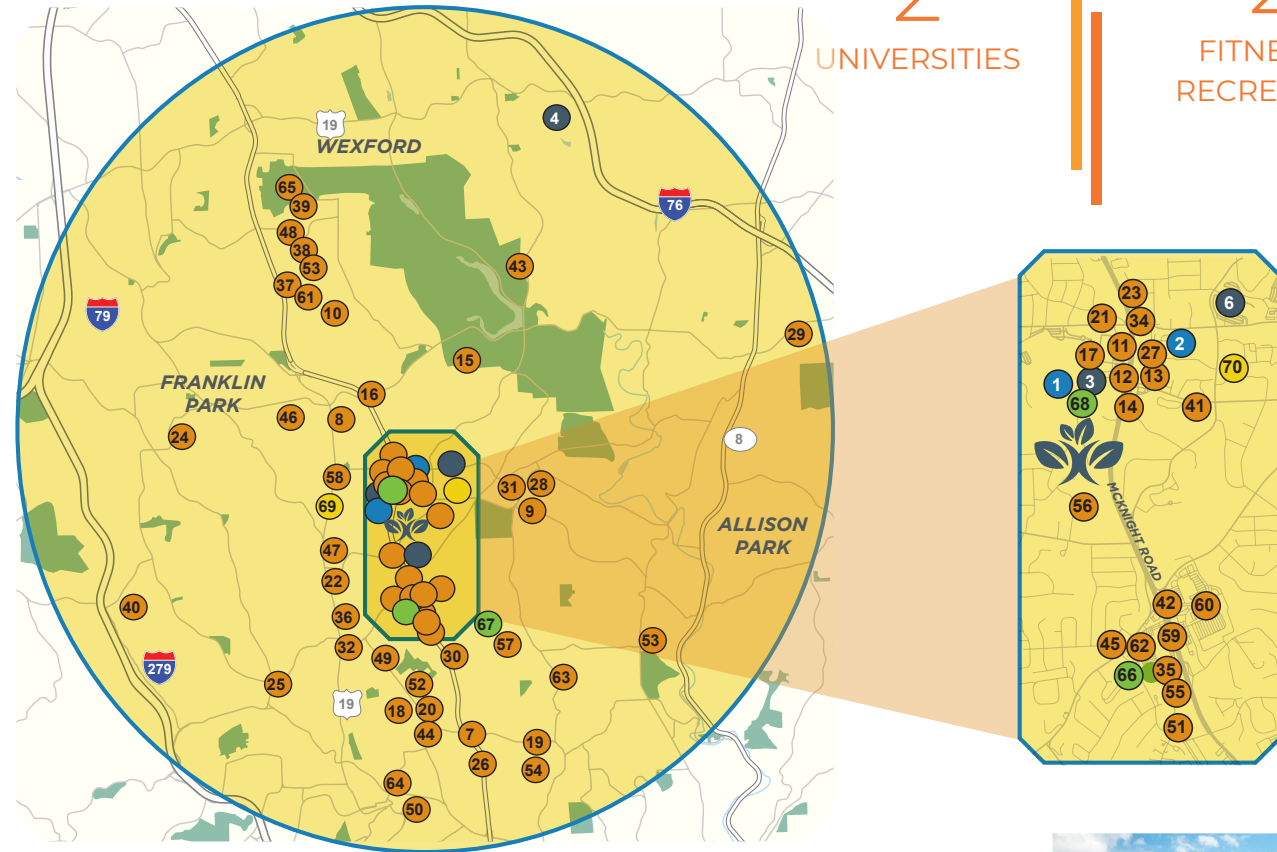
59  
RESTAURANTS

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 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

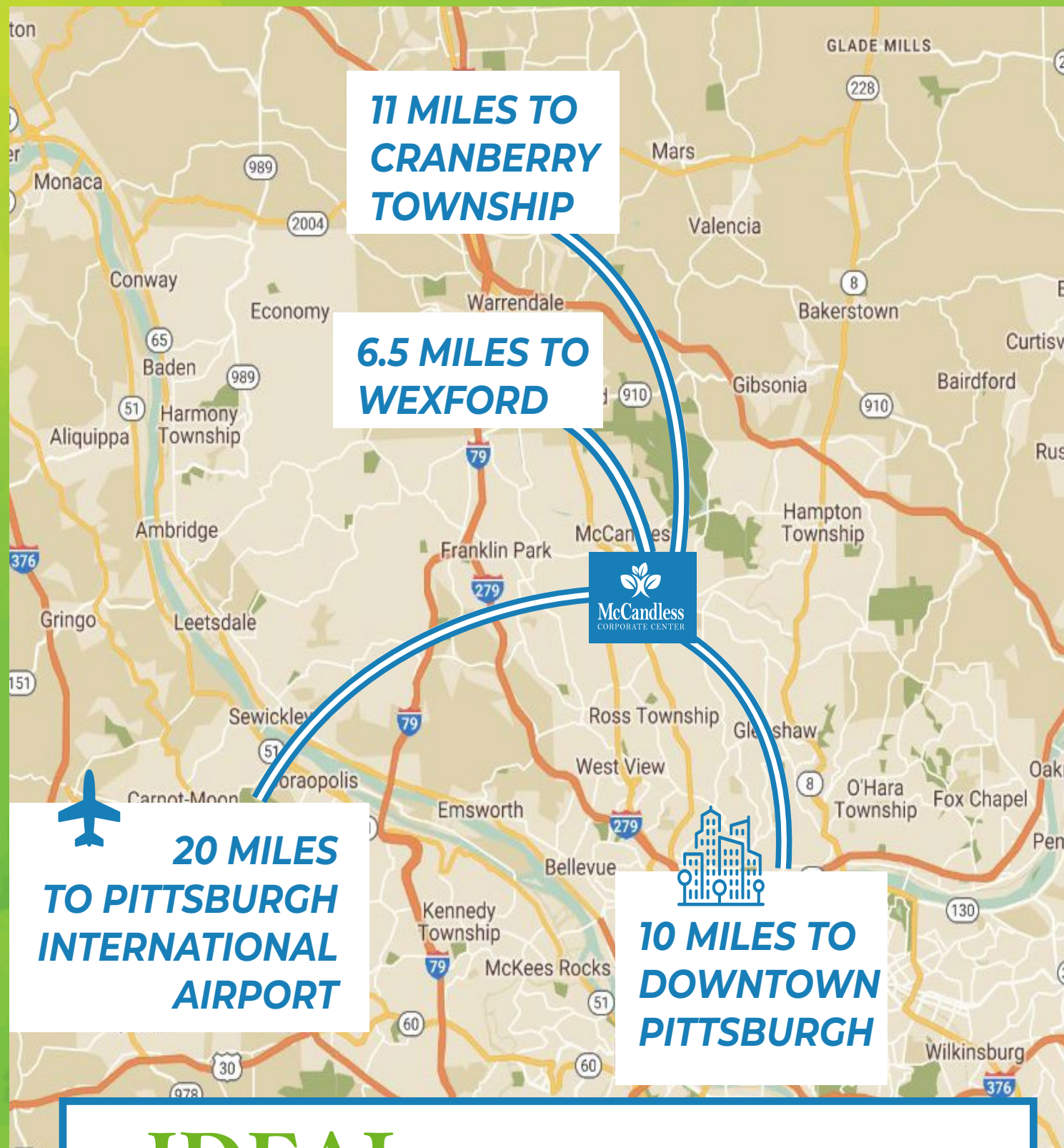
## RETAIL

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

## UNIVERSITIES

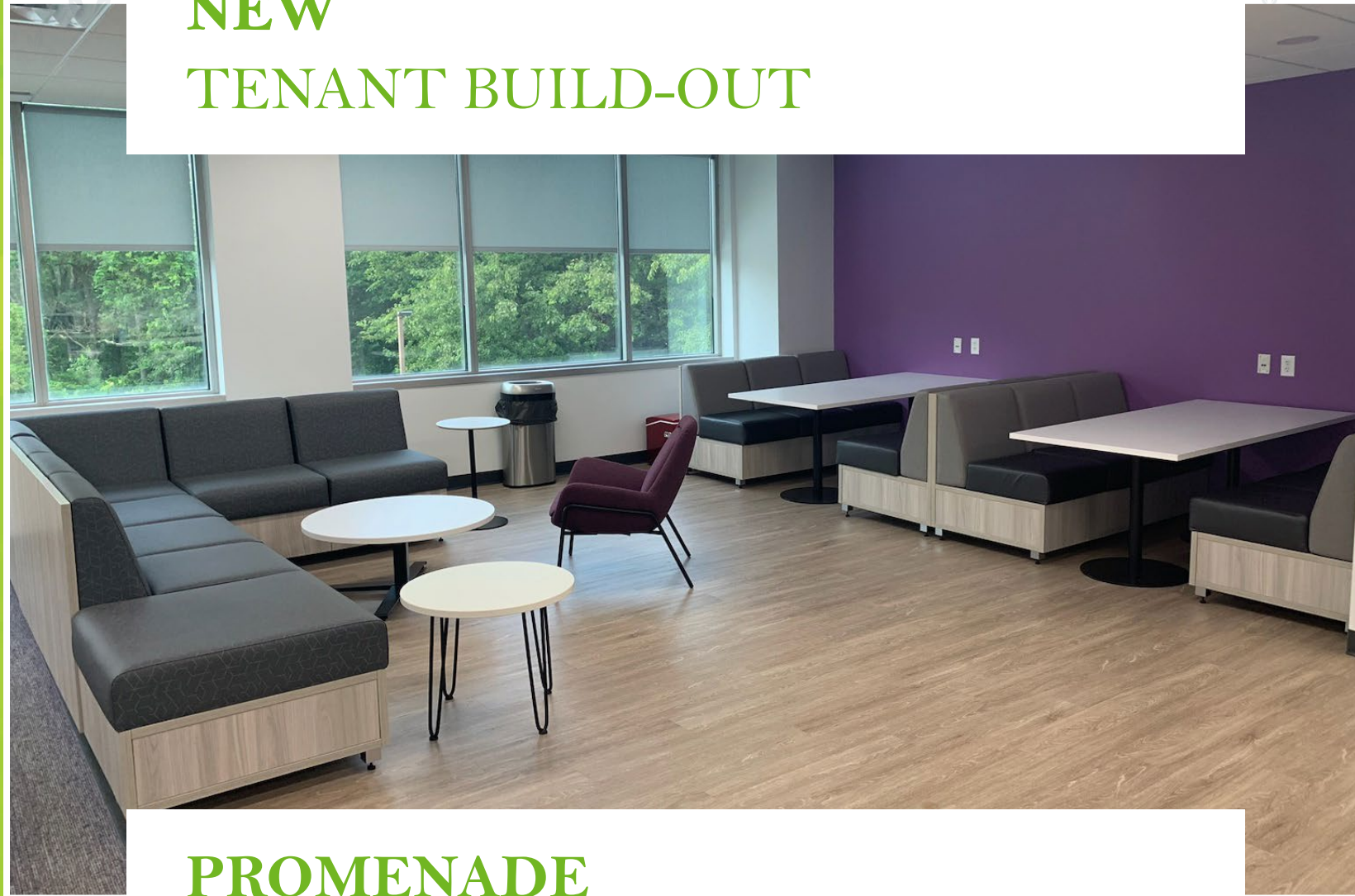
- 69 CCAC North Campus
- 70 LaRoche University





**IDEAL**  
*Location*  
 BEST OF DOWNTOWN  
 WITHOUT THE COMMUTE

**NEW**  
**TENANT BUILD-OUT**

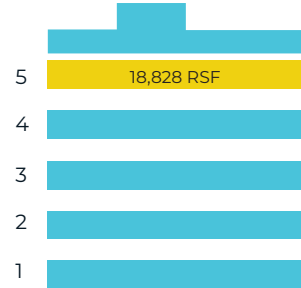


**PROMENADE**  
**OUTDOOR PARK AREA**



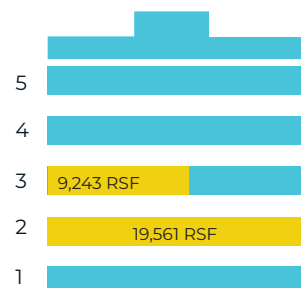
# SPACES THAT WORK, CHOOSE YOUR GROWTH PLAN

## BUILDING ONE



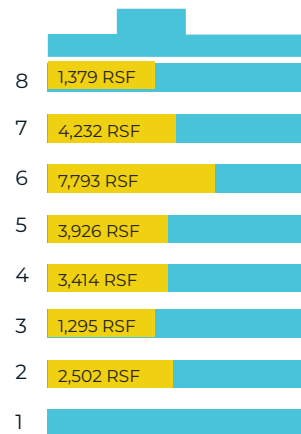
**89,528 RBA**  
5 STORIES  
**18,828 RSF AVAILABLE**

## 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**



## 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.



**AVAILABLE**  
**LEASED**

# 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:

**SAM MCGILL, SIOR, MCR**

**MANAGING DIRECTOR**

**+1 412 391 2635**

**[sam.mcgill@cushwake.com](mailto:sam.mcgill@cushwake.com)**

©2023 CUSHMAN & WAKEFIELD. ALL RIGHTS RESERVED. THE INFORMATION CONTAINED IN THIS COMMUNICATION IS STRICTLY CONFIDENTIAL. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

