



CRANBERRY TOWNSHIP, PA

## EXECUTIVE SUMMARY

JLL & CBRE are pleased to exclusively offer the opportunity to acquire the fee-simple interest in the Pittsburgh Marriott North (the "Property" or "Hotel"), a strategically located asset in the highly desirable Cranberry Township submarket.

### PITTSBURGH MARRIOTT NORTH

Opened in July 2003, the full-service Pittsburgh Marriott North comprises 298-rooms and nearly 12,000 SF of meeting space. The Hotel recently underwent a comprehensive renovation, and it is only one of two full-service hotels in the growing Cranberry Township/North Pittsburgh submarket.

The Offering presents an exciting opportunity for an investor to capitalize on an ideally positioned, unencumbered hotel, immediately proximate to the growing and transforming demand drivers of the region. Further, the Hotel is an institutional-quality asset prominently located in the submarket with optimal visibility and access.







**PROPERTY  
ADDRESS**

100 Cranberry Woods Drive  
Cranberry Township, PA 16066



**HOTEL  
ROOMS**

298



**DATE  
OPENED**

July 2003



**FUNCTION  
SPACE**

12,000 SF



**OWNERSHIP  
STRUCTURE**

Fee-Simple



**FOOD & BEVERAGE  
OUTLETS**

RC Grille  
M Club Lounge  
In-Room Dining  
Starbuck's  
We Proudly  
Brew Kiosk



**PROPERTY  
AMENITIES**

Indoor Pool  
Fitness Center  
Business Center  
Wireless High-  
Speed Internet  
Sundry Shop



**MARK POPOVICH**  
Senior Managing Director  
412 915 4261  
mark.popovich@jll.com

**RON DANKO**  
Executive Vice President  
212 984 8327  
ron.danko@cbre.com

**JEREMY BERNSTEIN**  
Associate  
412 439 5946  
jeremy.bernstein@jll.com