

**MARQUIS**  
CORPORATE CENTER

**2**

5313 CAMPBELLS RUN ROAD  
PITTSBURGH, PA 15205





## BUILDING *features*



50,000 s.f. of  
contiguous space



Branding  
Opportunities  
along I-376



Recently renovated  
with the perfect blend  
of professional and  
modern space with  
abundant natural light



Prime location -  
close to downtown  
Pittsburgh and  
Settler's Ridge

Be in the center of it all at Marquis Corporate Center II. This is an excellent opportunity to grow your business at this premier, Class A trophy office building in Pittsburgh.



## AMENITIES



Class A, Parkway West Trophy Asset



50,000 RSF contiguous block available



Full building renovation to include all mechanicals



Abundant natural light



Outdoor patios and meeting areas



On-site fitness center with locker rooms and showers



Solar power panels and strong green sustainability initiatives



Ample parking options available (Parking Ratio 4.85:1000) - including garage parking, 50 covered spots, and surface lots



Covered loading/receiving area with loading docks



High visibility from Parkway West



On-site Holiday Inn Express with preferred rates for tenants



Immediate access from route 60



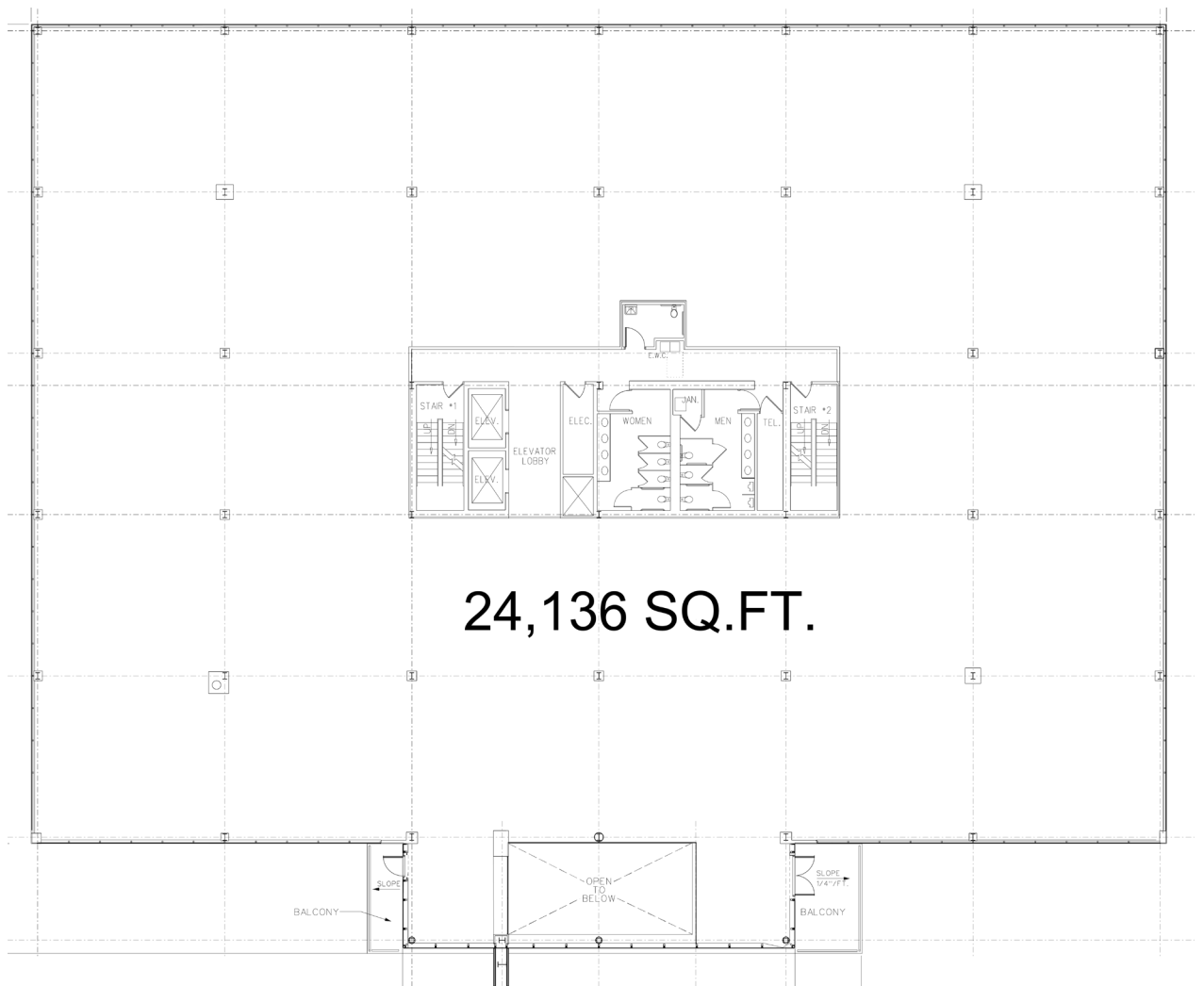
Only 5 minutes to Settler's Ridge, 10 minutes to the Pittsburgh International Airport, and 15 minutes to downtown Pittsburgh

# LARGE *efficient* FLOORPLATES

are available featuring abundant natural light and excellent visibility for tenants.



## SECOND FLOOR





EXCELLENT VISIBILITY

## THIRD FLOOR



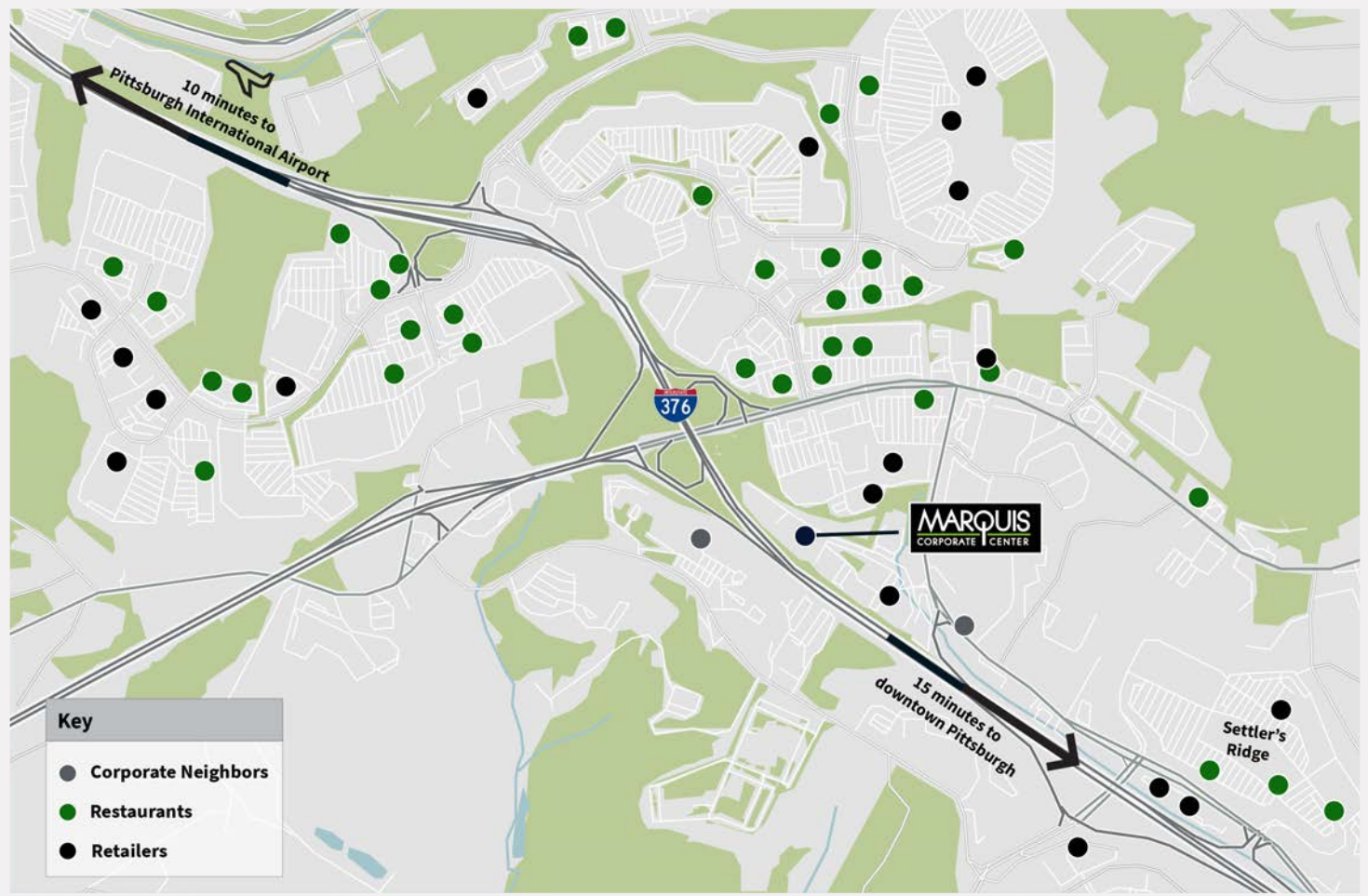
25,565 SQ.FT.

PREMIER BRANDING  
OPPORTUNITY



## Excellent AREA AMENITIES

Marquis Corporate Center II is a premier location for your business. Set in a beautiful office park - just minutes away from local restaurants, retail, and entertainment options. Commuting is easy with a public transportation stop located at the entrance of the building, a quick 5-minute drive to I-79 and just 10 minutes to the Pittsburgh International Airport. The recently remodeled Holiday Inn Express is located just next door as well with preferred pricing for office tenants.





Jesse Ainsman  
+1 412 208 8414  
[Jesse.Ainsman@am.jll.com](mailto:Jesse.Ainsman@am.jll.com)



*Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2020. Jones Lang LaSalle IP, Inc. All rights reserved.*