



**Available For Lease**

**Visibility from I-376 and surrounded by great amenities**

Availabilities:

Suite 150: 11,367 RSF  
Suite 190: 1,327 RSF

Location:

5315 Campbells Run Road



# Marquis Corporate Center I



Marquis Corporate Center I is a great opportunity for company visibility and design flexibility with easy access to nearby amenities. This is a prime location not only for its amenities but also for its proximity to the airport, downtown and Settler's Ridge.



## Space Highlights

- Easy access to the park directly off of the Crafton Exit
- Exterior branding opportunities visible from I-376
- 690 total free parking spots (surface & structured): 4.84:1000  
50 covered parking spaces available
- Covered shipping/receiving area with loading docks
- Renovated front of building, updated roof & refurbished landscaping

## Building Amenities



New solar powered parking structure (267 covered spaces)



On-site hotel in the office park offers corporate rates for building tenants



Convenient location to Settlers Ridge & Robinson Township retail



10-minute drive to Pittsburgh International Airport

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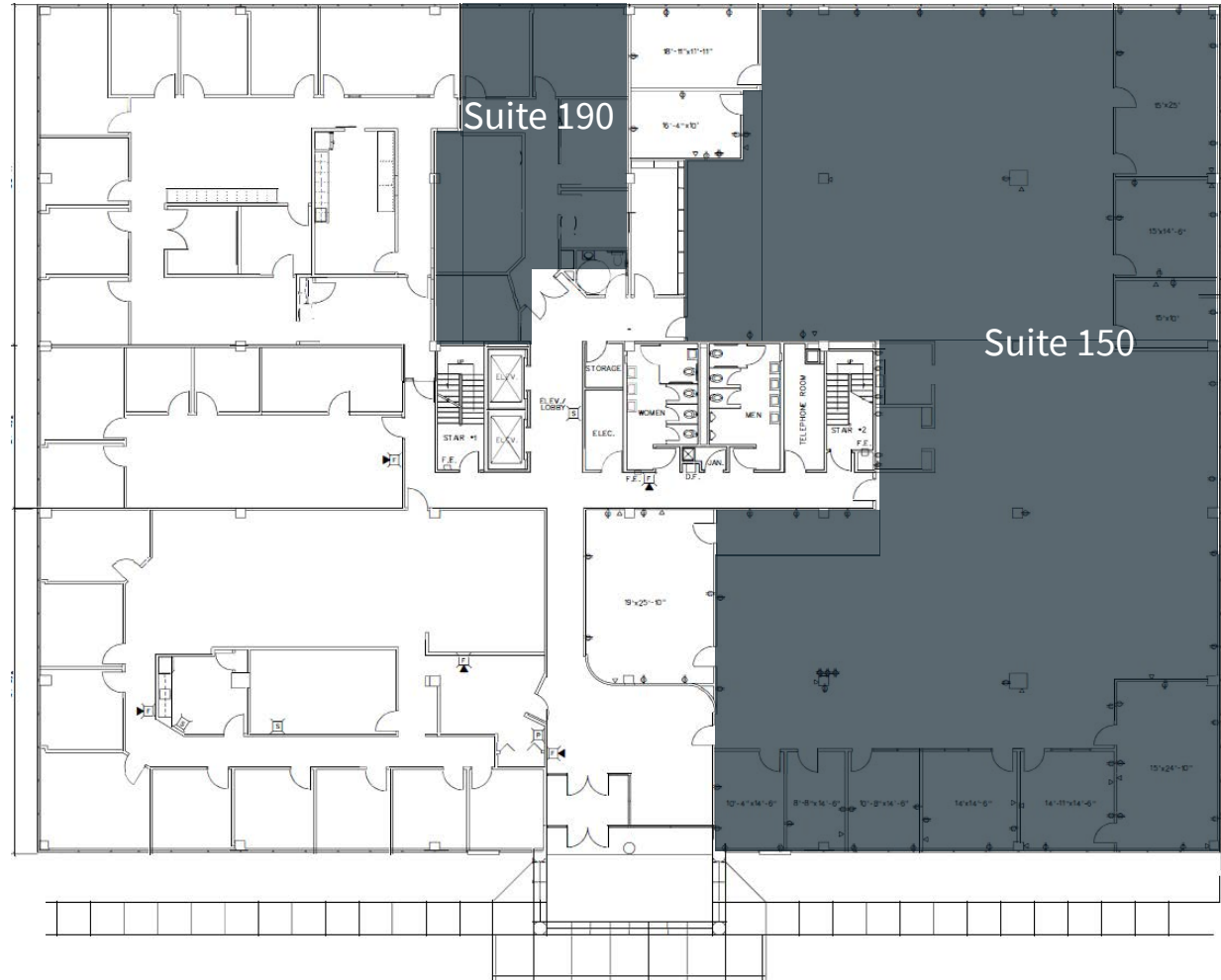
# Availabilities



Efficient floorplates are available at Marquis Corporate Center I ranging from 1,327 SF to 11, 367 SF.

Suite 150 | 11,367 RSF

Suite 190 | 1,327 RSF



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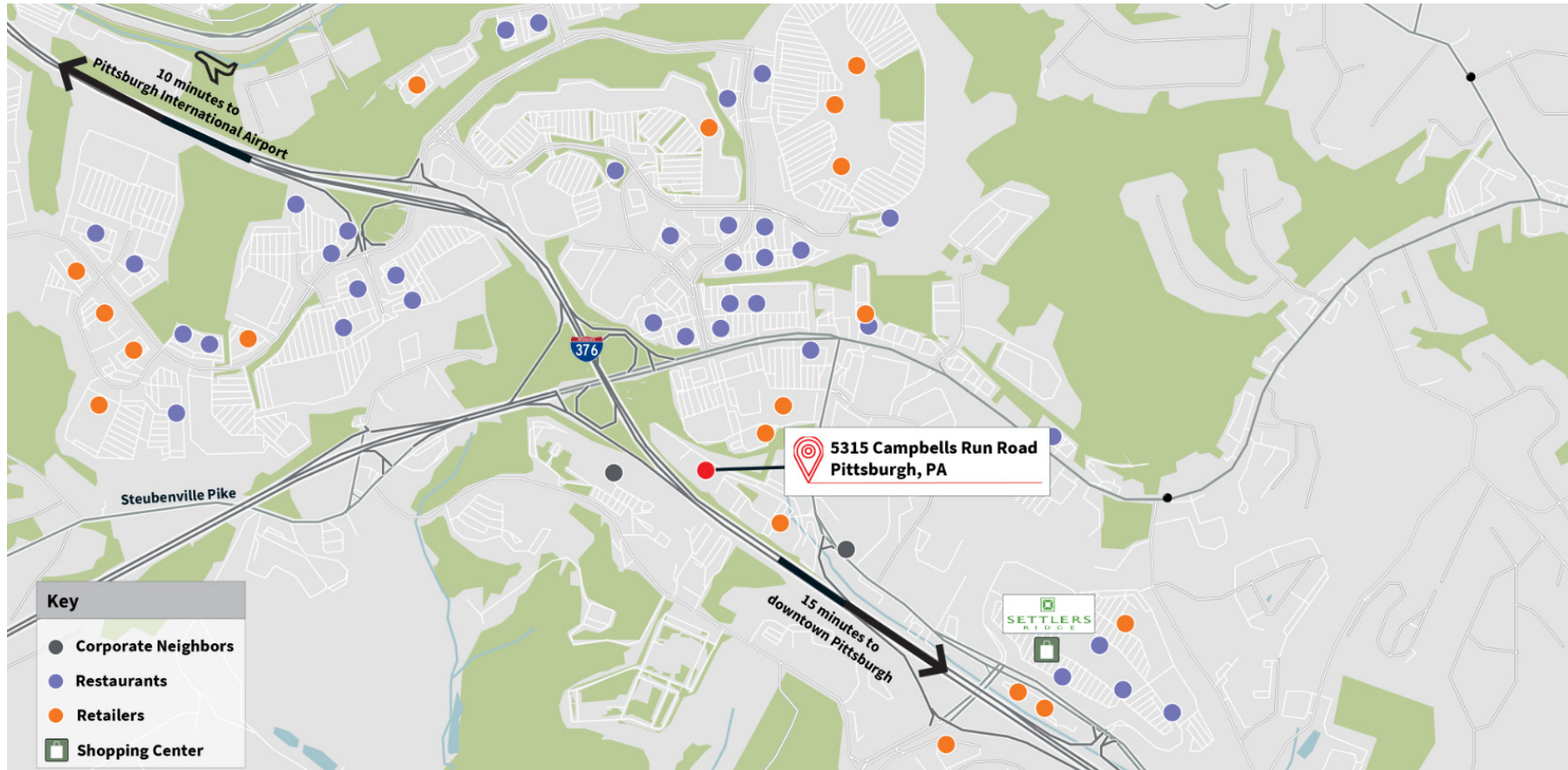
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# Ideal Location



Marquis Corporate Center is conveniently located and a short 15 minute drive to downtown Pittsburgh and only 10 minutes to the International Airport. This allows easy access to both CBD amenities and other nearby food and retail services.



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