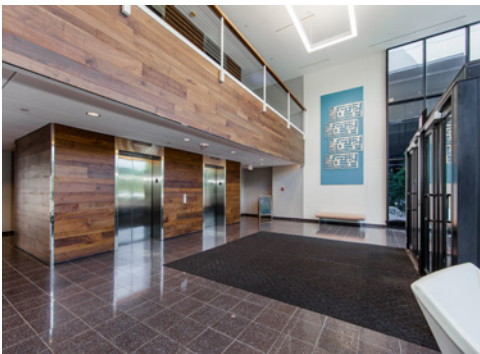




PENN CENTER WEST

- Multiple suite sizes available from 966 RSF to 4,508 RSF.
- First building at the entrance to the Penn Center West Office Park
- Brand new café (The Simple Café) on the ground floor providing breakfast, lunch, and catering services to the tenants
- Building has been fully renovated with new lobby, common areas, expanded restrooms, roof, HVAC, and parking lots
- Parking ratio over 5/1000 ratio
- Easy access to I-79 N/S
- Professional ownership and management



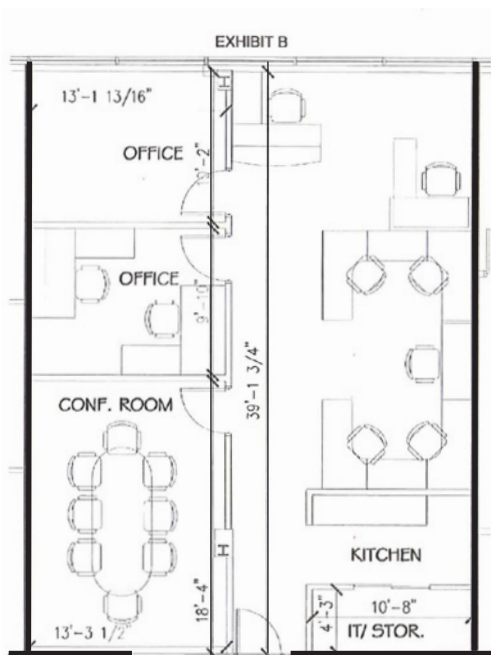
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CBRE

PENN CENTER WEST



4th floor | 1,440 RSF

4TH FLOOR | 1,440 RSF IMMEDIATELY AVAILABLE

- Configured with conference room for 8
- 2 private offices
- Kitchenette
- IT room
- Open area for workstations

4TH FLOOR | 966 RSF IMMEDIATELY AVAILABLE

- Configured with conference room for 6
- Kitchenette
- Reception area
- Open area to fit 4, 6'x6' work stations
- Contiguous to the 1,440 RSF suite to create 2,406 RSF single suite

4TH FLOOR | 3,078 RSF IMMEDIATELY AVAILABLE

- Office intensive suite
- Double glass door entry
- Kitchenette
- Open area

1ST FLOOR | 4,508 RSF IMMEDIATELY AVAILABLE

- 7 perimeter offices
- Kitchenette
- 2 conference rooms for 10 each
- IT / storage room
- Open area



1st floor | 4,508 RSF

NEW AVAILABILITIES
at Penn Center West
Building One!