

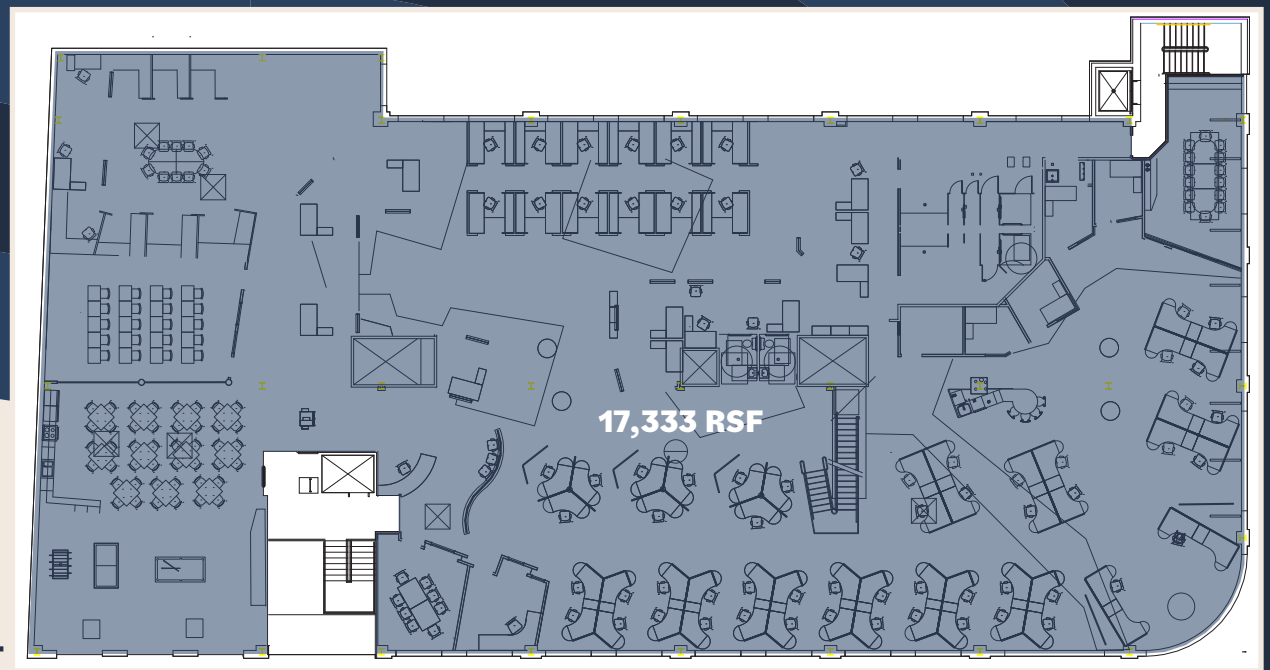
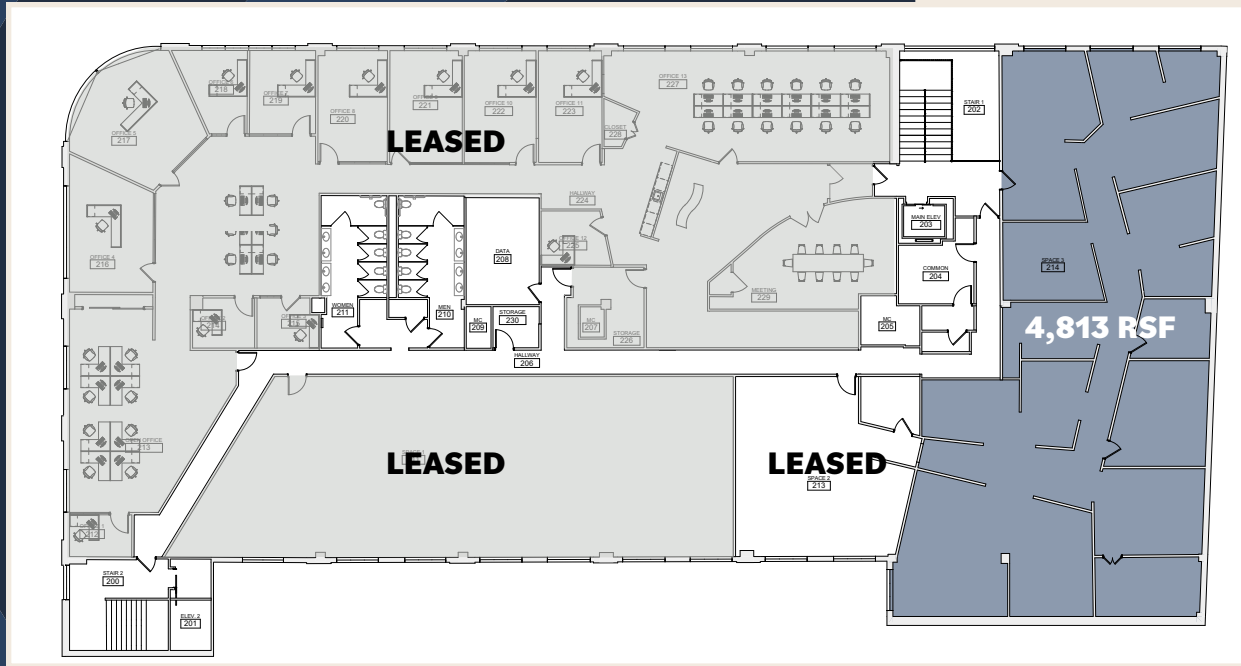
INTRODUCING
THE BRANDYWINE
AT 1700 MURRAY AVENUE

CBRE



App. 22,000 Sq. Ft. of First Class Office Space
Available with Furniture on the 2nd & 3rd Floors

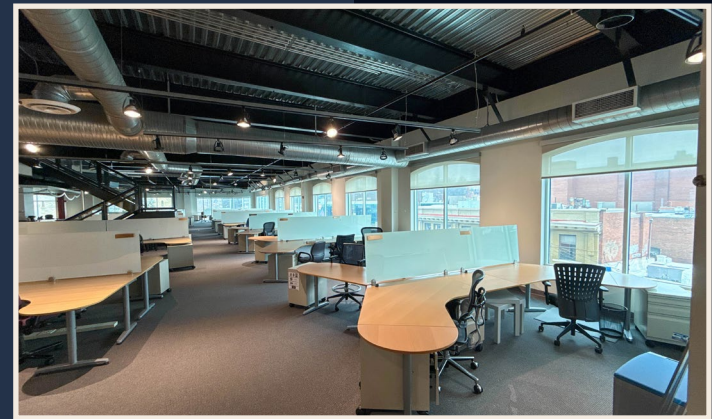
**2ND FLOOR BEING
SUBDIVIDED FOR
MULTI-TENANCY -
SMALLER SUITES
AVAILABLE**



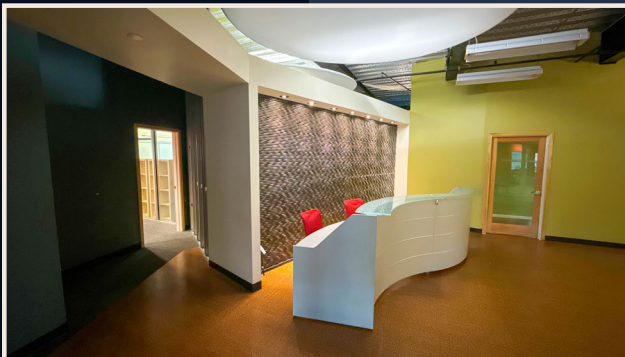
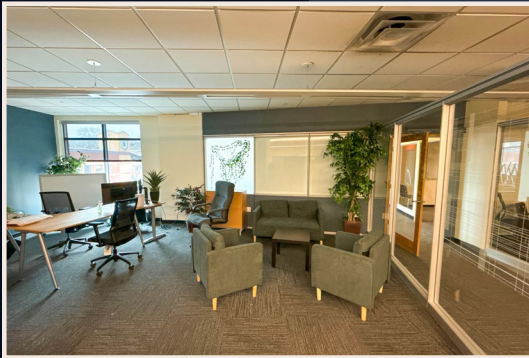
**ENTIRE 3RD FLOOR
AVAILABLE WITH
FURNITURE -
APP. 17,333 SQ. FT**

PROPERTY HIGHLIGHTS:

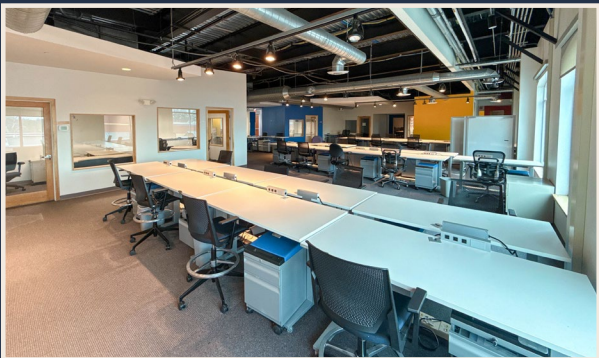
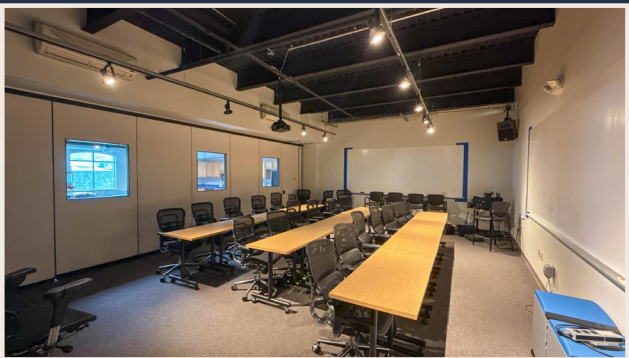
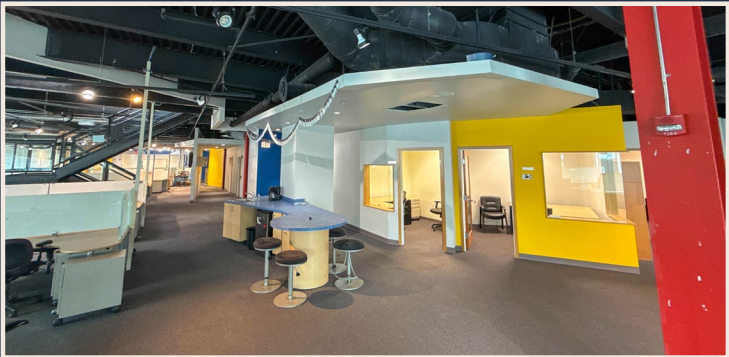
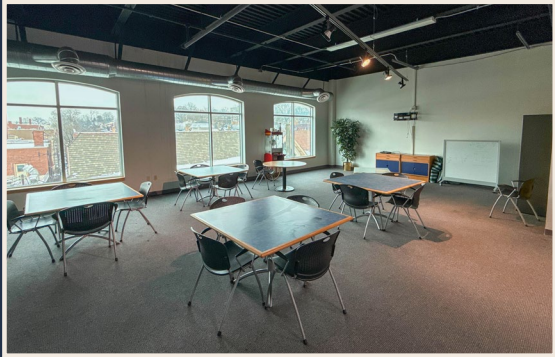
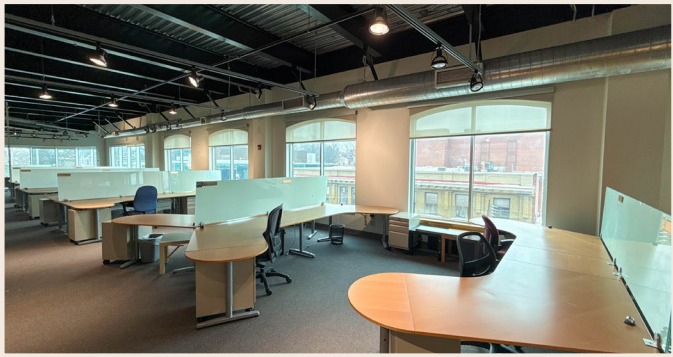
- Marquis location at the corner of Forbes & Murray in the heart of Squirrel Hill
- Modern building with recently constructed office space available now
- New ownership & management
- Rooftop deck
- Excellent public transit access – direct connectivity to CMU
- Prominent visibility – new signage program currently under development
- New butterfly building access control system



2ND FLOOR INTERIOR PHOTOS:



3RD FLOOR INTERIOR PHOTOS:



PRELIMINARY RENDERING OF NEW ENTRY & SIGNAGE PROGRAM



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CBRE

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