



**525 William Penn Place**  
Suite #3510, Pittsburgh PA 15219

# Office Space for Lease

# Southpointe

# Business Park



## Listing Agents



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Opportunities in the  
**Hershey Buildings**  
Commons, Grandview, & II

400 Technology Drive  
11 Grandview Circle  
101 Hillpointe Drive  
**Canonsburg, PA**



Office for Lease: Hershey Commons, Grandview, & II

# Settle in Southpointe: an office community surrounded by **rolling hills**, filled with **urban amenities**.

Nowhere in the greater Pittsburgh region is **work, live, and play** embodied better than in Southpointe Business Park, a suburban office oasis spanning 589 acres of lushly landscaped and highly amenitized community spaces.

Housing dozens of companies, multiple Fortune 500 corporations, an 18-hole golf course, modern fitness center, and a variety of restaurants, shops, and services, this professional campus makes returning to office **worth every second** of your commute.

 **7**  
ONSITE  
RESTAURANTS

 **2**  
ONSITE  
CAFES

 **4**  
ONSITE  
HOTELS

 **2**  
ONSITE  
GYMS

 **2**  
ONSITE  
SALONS





# Making the most of your ~~work~~ day.

Everyone believes in **work/life balance**, but at Southpointe, we actually make it **easy to achieve**.

Going out to eat, grabbing coffee, visiting the salon, hitting the gym, or getting a round of golf in — between or after working hours — can be difficult to jam into your schedule when commuting is involved. That's why Southpointe keeps all those amenities onsite and within a 2-minute drive of your office.



VISIT SITE

## Southpointe Golf Club

This club offers a variety of membership levels and features an 18-hole golf course, year-round social events, a pool and bocce court, and fine dining.



VISIT SITE

## Southpointe Health Club

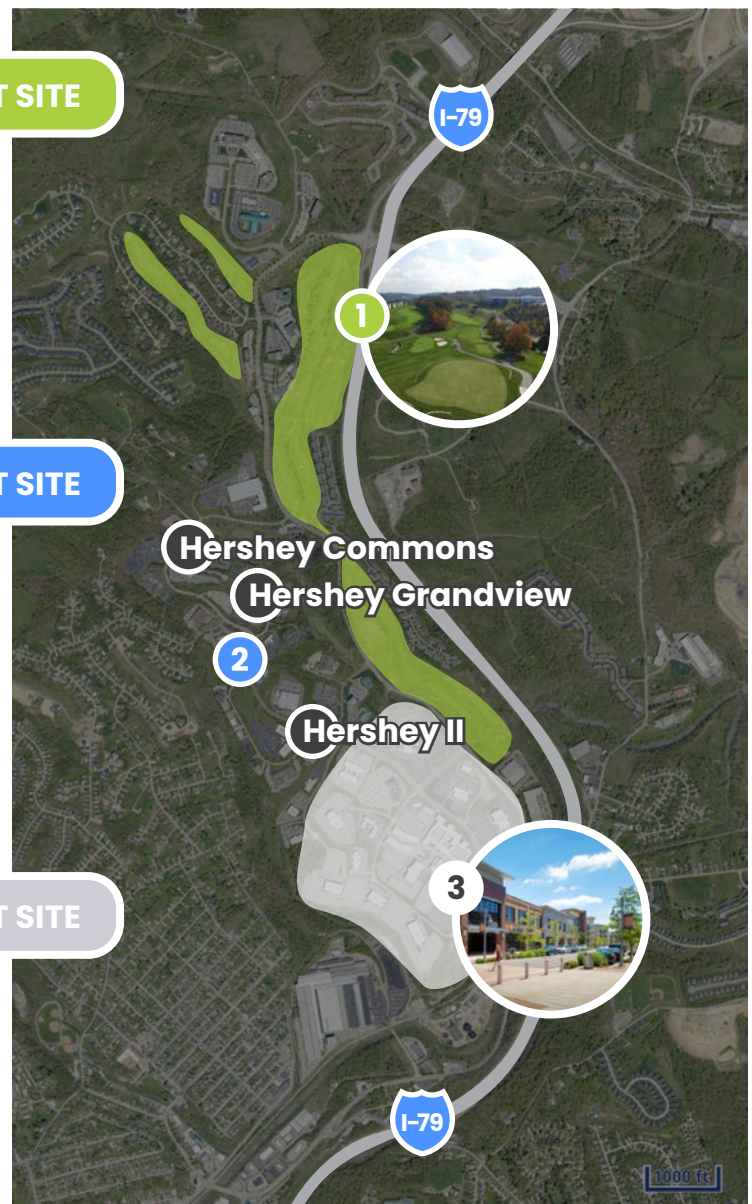
Located in 333 Technology Drive, this fully-equipped and Wi-Fi enabled fitness center also offers saunas, group classes, an onsite dietician, reiki sessions, stretch services, a childcare facility, and lockers including vanities, showers, and toiletries.



VISIT SITE

## Southpointe Town Center

Experience the best of Pittsburgh's South Hills amenities just minutes from your desk: walk the tree-lined Main Street between storefronts housing a yoga studio, dentist, hair and nail salons, fitness centers, hotels, restaurants, cafes, a medical spa, and more!



Office for Lease: Hershey Commons, Grandview, & II

# Easy to get to. For you and your clients.

**Southpointe Business Park provides direct and immediate access to I-79, so getting out of work and on your way is never a hassle.**

If you're working from any of our availabilities at Hershey Commons, Hershey Grandview, or Hershey II, you're within a half-hour drive from Downtown Pittsburgh and the region's international airport. You're also just a 20-minute drivetime from multiple surrounding suburbs, townships and villages, including Carnegie, Bethel Park, Robinson, and Bridgeville - as well as all the shops, restaurants, and services they envelope!





Office for Lease: Hershey Commons, Grandview, & II

Ready to make a better move?  
**Check our current  
availabilities.**



Something  
for **everyone**:  
from  $\pm 2,500$  SF  
suites to  $\pm 24,000$  SF  
full-floor opportunities



Office for Lease: Hershey Commons, Grandview, & II

# Hershey Grandview

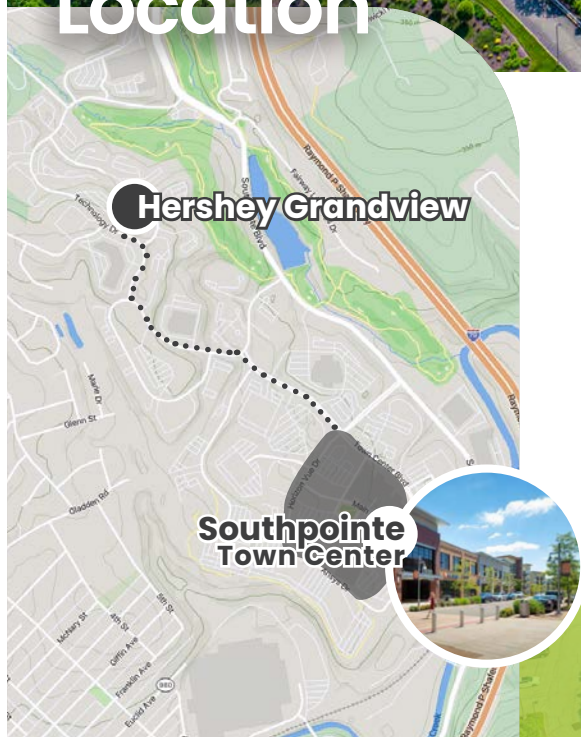
11 Grandview Circle, Southpointe Business Park, **Canonsburg PA 15317**

Nestled in the northern tip of Southpointe overlooking the park's golf course, Hershey Grandview is a Class A construction offering an ample parking field, tenant monument signage, abundant natural light, and a two-story atrium lobby.

## Building Information

<b>RBA:</b> 49,310 SF	<b>Year Built:</b> 2003
<b>Stories:</b> 2	<b>Parking:</b> 397 spaces
<b>Elevators:</b> 1	<b>Parking Ratio:</b> 8.00

## Building Location





## Office for Lease: Hershey Commons, Grandview, & II

### Interior Photos



## Availabilities



17,254 SF **First Floor**

MULTIPLE **SUBDIVISION** OPTIONS AVAILABLE

[VIEW FLOOR PLANS](#)



24,438 SF **Second Floor**

MULTIPLE **SUBDIVISION** OPTIONS AVAILABLE

[VIEW FLOOR PLAN](#)





Office for Lease: Hershey Commons, Grandview, & II

# Hershey Commons

400 Technology Drive, Southpointe Business Park, **Canonsburg PA 15317**

Located on the northern end of Southpointe (adjacent to the park's golf course), this landscaped construction is a professional building offering free and ample onsite parking, tenant monument signage, and window-lined interior offices!

## Building Information

**RBA:** 50,800 SF

**Year Built:** 1998

**Stories:** 2

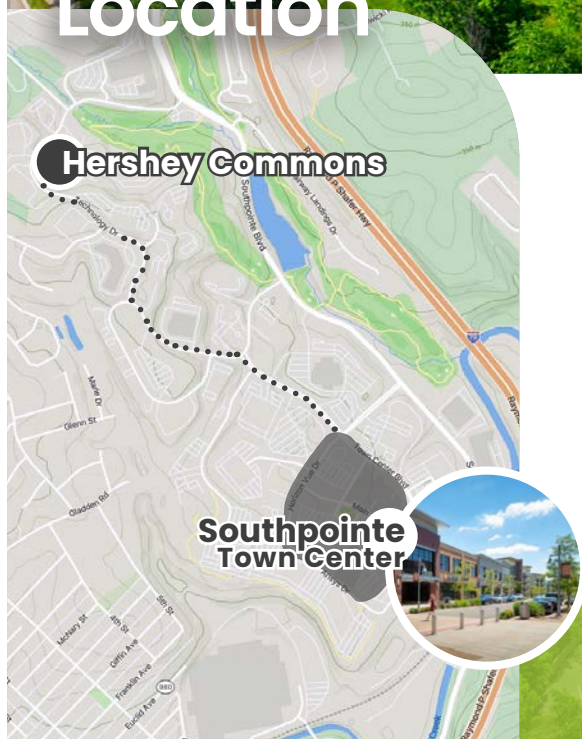
**Parking:** 279 spaces

**Elevators:** 1

**Parking Ratio:** 5.50



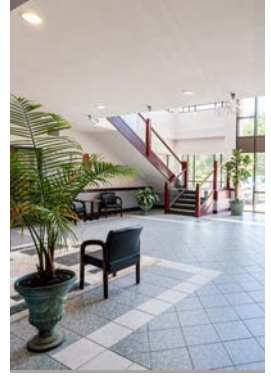
## Building Location





## Office for Lease: Hershey Commons, Grandview, & II

### Interior Photos



## Availabilities



17,526 SF **First Floor**

**SUBDIVIDABLE:** Inquire for availabilities

[VIEW FLOOR PLAN](#)





Office for Lease: Hershey Commons, Grandview, & II

# Hershey II

101 Hillpointe Drive, Southpointe Business Park, **Canonsburg PA 15317**

Positioned in the heart of Southpointe, this professional building provides immediate access to the park's Town Center amenities and offers ample onsite parking, umbrellaed seating on outdoor patios, window-lined offices, and a two-story lobby.

## Building Information

**RBA:** 32,515 SF

**Year Built:** 1996

**Stories:** 2

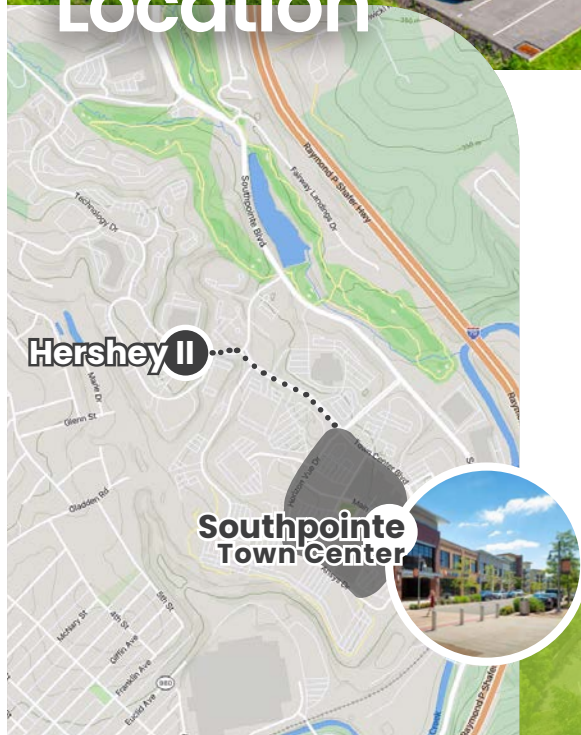
**Parking:** 152 spaces

**Elevators:** 1

**Parking Ratio:** 4.70



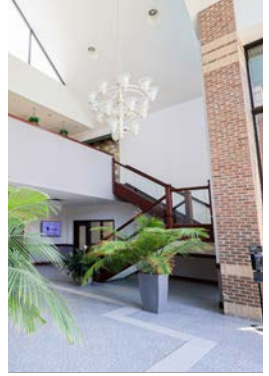
## Building Location





## Office for Lease: Hershey Commons, Grandview, & II

### Interior Photos



### Availabilities



13,469 SF **Second Floor**

[VIEW FLOOR PLAN](#)







# Settle in Southpointe.

Opportunities in the  
**Hershey Buildings**  
Commons, Grandview, & II

400 Technology Drive, 11 Grandview Circle, **and** 101 Hillpointe Drive **Canonsburg, PA**

**Get in touch for more info or to schedule a tour!**



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