

FOR LEASE



SUMMERFIELD COMMONS

OFFICE PARK

2559 WASHINGTON RD,
PITTSBURGH, PA 15241



VENTURE RE

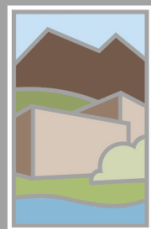
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VENTURE

EXECUTIVE SUMMARY



SUMMERFIELD COMMONS

OFFICE PARK

2559 WASHINGTON RD,
PITTSBURGH, PA 15241

OFFERING SUMMARY

Available SF:	10 - 5,313 SF
Lease Rate:	\$21.50 SF/yr + Electric & Cleaning
Lot Size:	7.43 Acres
Parking:	Free Parking in Lot
Building Size:	84,300 SF
Submarket:	South Pittsburgh/Rte 19 Submarket



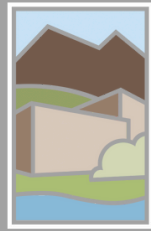
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EXECUTIVE SUMMARY



SUMMERFIELD
COMMONS
OFFICE PARK

2559 WASHINGTON RD,
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PROPERTY OVERVIEW

Upper St. Clair's Summerfield Commons Office Park is home to many successful businesses. The strategic location and peaceful atmosphere make our park perfect for any business looking for accessibility while avoiding noise and congestion.

Summerfield offers professionals a park-like setting, walking trails, outdoor areas, waterscapes, free parking, bookable meeting spaces and on-site maintenance.

PROPERTY HIGHLIGHTS

- Business Community: 11 Buildings, over 50 businesses in the park
- A variety of space types available, Co-Working, Private Offices, Private Suites from 681 - 5,313 SF
- Bookable shared conference rooms and event space
- Custom Buildouts: Spaces can be customized to match you business's operations and branding.
- On-site Property Manager and Maintenance
- Park Like Setting: take a walk through the park on your lunch break, experience views of landscape and waterscape.
- Easy Access to Routes 19 & 79 and local amenities
- Privacy: Private Entrances, Individual HVAC System, Private Restrooms
- Some spaces offer Cathedral Ceilings

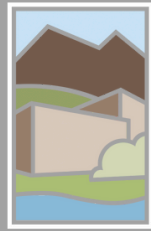
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LOCATION MAP



SUMMERFIELD COMMONS OFFICE PARK

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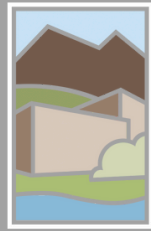
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RETAILER MAP



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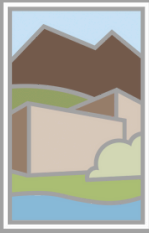
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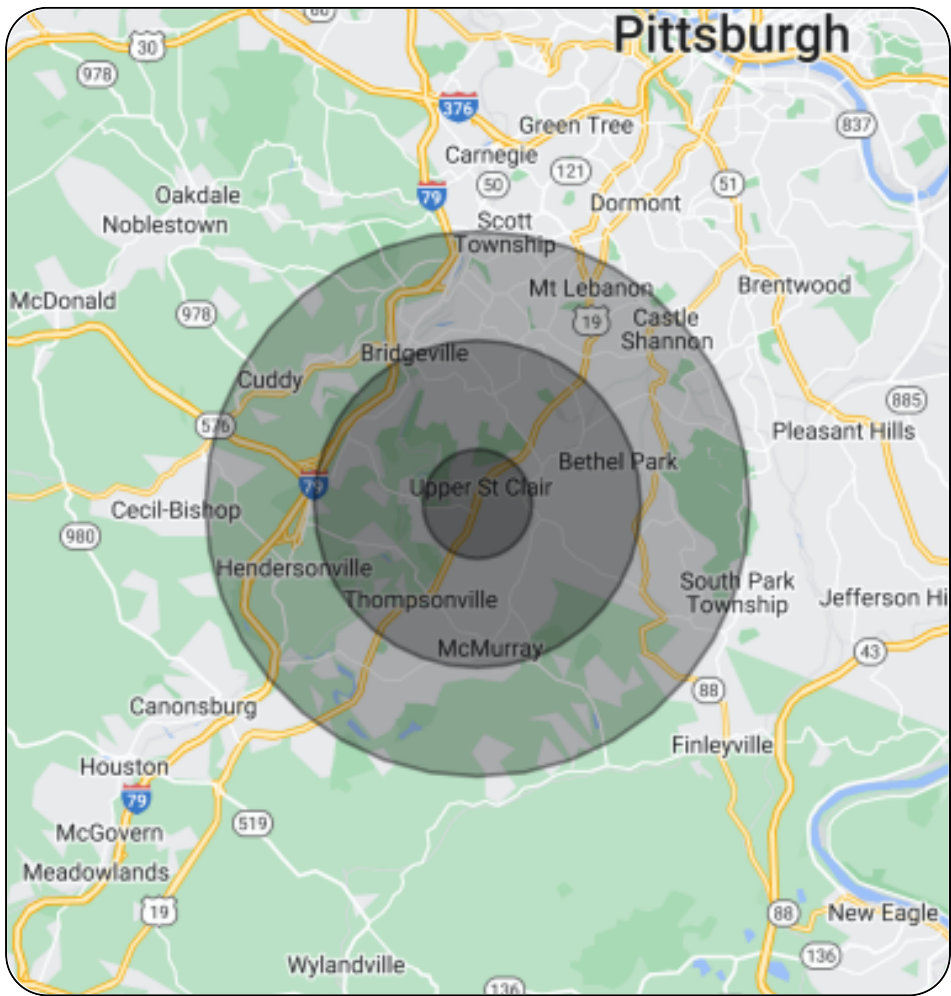
DEMOGRAPHICS MAP



SUMMERFIELD COMMONS

OFFICE PARK

2559 WASHINGTON RD,
PITTSBURGH, PA 15241



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,063	53,270	139,906
Median Age	44.8	44.2	44.8
Median Age (Male)	44.1	42.8	42.9
Median Age (Female)	45.7	45.5	46.4

POPULATION	1 MILE	3 MILES	5 MILES
Total Households	2,158	19,979	54,861
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$140,716	\$110,433	\$97,295
Average House Value	\$287,100	\$269,147	\$239,685

* Demographic data derived from 2020 ACS - US Census

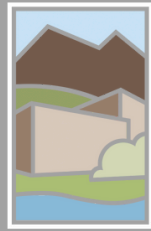
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ADDITIONAL PHOTOS



SUMMERFIELD COMMONS

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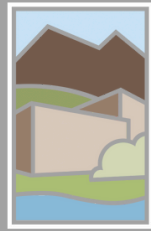
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AVAILABLE SPACES



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PRIVATE SUITES	AVAILABILITY	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 110	Available	883	+ Elec & Clean	\$21.50 SF/yr
Suite 111	Available	1,196	+ Elec & Clean	\$21.50 SF/yr
Suite 212	Available	1,738	+ Elec & Clean	\$21.50 SF/yr
Suite 230	Available	5,313	+ Elec & Clean	\$21.50 SF/yr
Suite 420	Available	2,236	+ Elec & Clean	\$21.50 SF/yr
Suite 631	Available	960	+ Elec & Clean	\$21.50 SF/yr

PRIVATE OFFICES/CO-WORKING	AVAILABILITY	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 230 Private Offices	Available	100 - 3,200	Full Service	\$550 - \$1,600/mo
Suite 434 Private Offices	Available	100 - 1,300	Full Service	\$450 - \$700/mo
Suite 1020 Private Offices	Available	100 - 1,600	Full Service	\$450 - \$700/mo

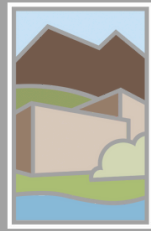
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Suite 110 - Floor Plan

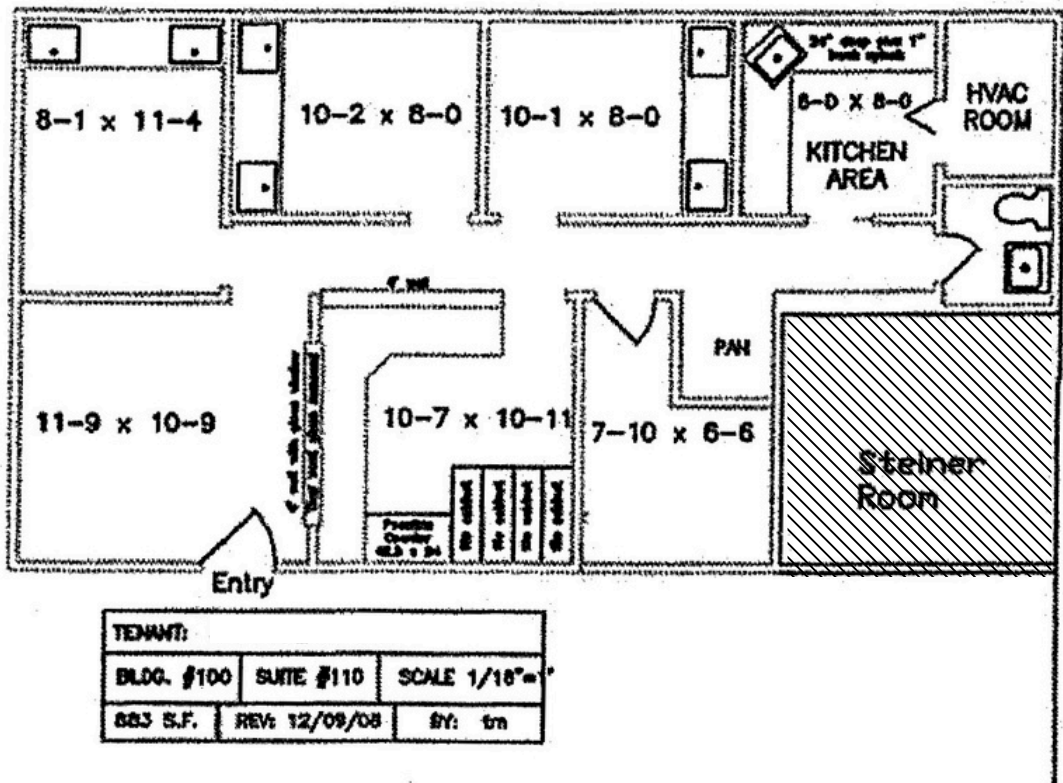


SUMMERFIELD
COMMONS
OFFICE PARK

2559 WASHINGTON RD,
PITTSBURGH, PA 15241

Building

OVERVIEW - 883 SF



- ADA accessible
- Recently used for a Dental Practice
- Potential to expand up to another 1,196 SF
- 3-4 Op Rooms
- Reception
- Kitchenette & One Private Restroom

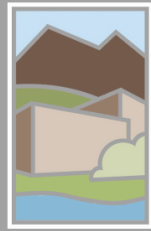
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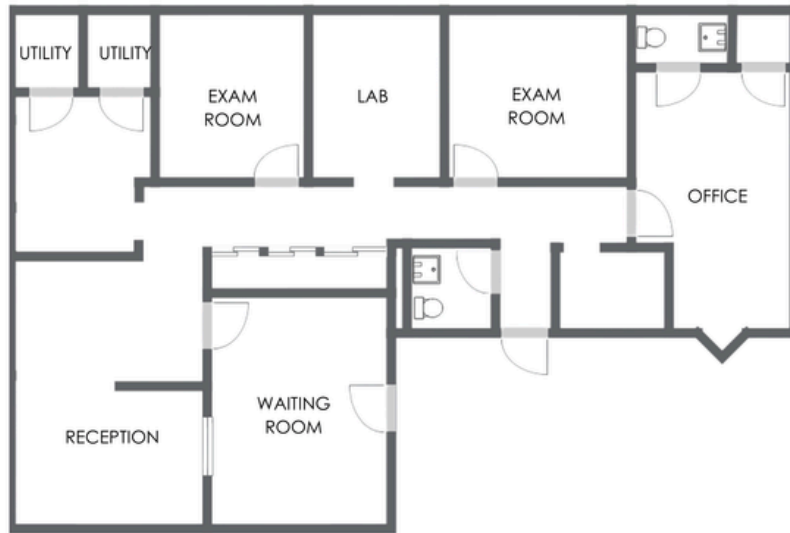


Suite 111 - Floor Plan



SUMMERFIELD
COMMONS
OFFICE PARK

2559 WASHINGTON RD,
PITTSBURGH, PA 15241



OVERVIEW - 1,196 SF

- ADA accessible
- Potential to expand up to another 883 SF
- Previous use was for a medical practice
- Reception/Waiting Room
- 2 Private Restrooms
- 2 Exam Rooms, Lab Room and One Private Office
- Currently a partial white box with bare floors

Summerfield Commons Office Park	
Building	100
Suite	111
Floor	1. Ground Level
Street Address	2585 Washington Road, Suite 111 Pittsburgh, PA 15241
Square Footage	1,196 SF

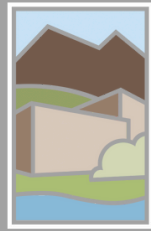
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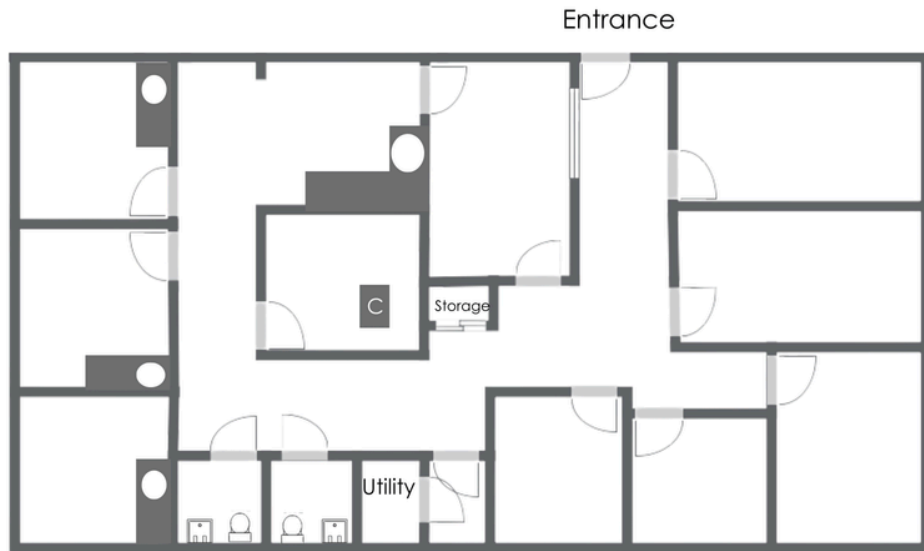


Suite 212 - Floor Plan



SUMMERFIELD
COMMONS
OFFICE PARK

2559 WASHINGTON RD,
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OVERVIEW - 1,738 SF

- ADA accessible
- Previous use was for a medical practice
- Reception/Waiting Room
- 2 Private Restrooms
- Lab Area
- 5 Private Offices/Exam Rooms
- 3 Op Rooms

Summerfield Commons Office Park	
Building	200
Suite	212 , PROPOSED
Floor	1, Ground Level
Street Address	2581 Washington Road, Suite 212 Pittsburgh, PA 15241
Square Footage	1,738 SF

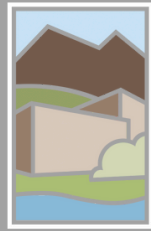
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Suite 420 - Floor Plan

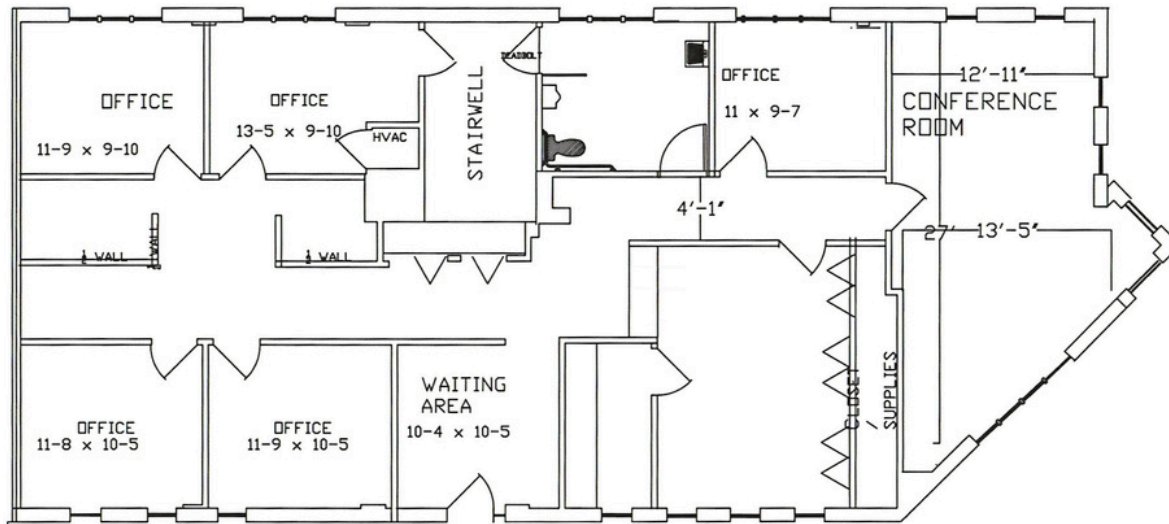


SUMMERFIELD
COMMONS
OFFICE PARK

2559 WASHINGTON RD,
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OVERVIEW - 2,236 SF

- Standard Office Space
- ADA Accessible
- 5 Private Offices with Open Desk Area
- 1 Private Restroom
- Reception/Waiting Area
- 1 Executive Office or Cubicle Room
- Conference Room



PROJECT: SUMMERFIELD COMMONS		
BLDG. #400	SUITE # 420	SCALE: 3/32"=1'
2,236 S.F.	REV: 11/22/19	BY: AH

Note: All dimensions are approximate and are subject to change. Final layout subject to ADA and code compliancy.

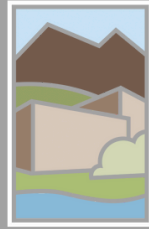
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Suite 631 - Floor Plan



SUMMERFIELD
COMMONS
OFFICE PARK

2559 WASHINGTON RD,
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Summerfield Commons Office Park	
Building	600
Suite	631
Floor	3, Second Floor
Street Address	2555 Washington Road, Suite 631 Pittsburgh, PA 15241
Square Footage	960 SF

OVERVIEW - 960 SF

- Fully Built-Out as Standard Office Space
- 3 Private Offices
- 1 Private Restroom
- Reception/Waiting Area
- 1 Conference Room
- Cathedral Ceilings/Ample Natural Lighting
- 2nd Floor Suite

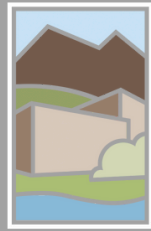
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Suite 230 - Co-Working



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OFFICE PARK

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OVERVIEW

Venture RE Suite 230 Coworking Center



Red= Occupied

- Flexible Terms
- One, All Inclusive, Monthly Fee
- Wifi Included
- Free Coffee/Refreshment Station
- Bookable Conference Rooms
- Private Office Memberships Include 4 Hours of Conference Room Time Per Month
- Furnished With Desk and Chair
- Signage Options Available
- Business Mailing Address
- Shared Common Space
- 24/7 Access
- Private Office Rates Starting as low as \$550/Month
- Dedicated Desk Options Starting as low as \$100/Month

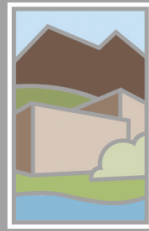
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Suite 434 - Co-Working



SUMMERFIELD
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2559 WASHINGTON RD,
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Summerfield Commons Office Park	
Building	400
Suite	434
Floor	2
Street Address	2589 Washington Road, Suite 434 Pittsburgh, PA 15241
Square Footage	N/A

OVERVIEW

- Flexible Terms
- One, All Inclusive, Monthly Fee
- Wifi Included
- Free Coffee/Refreshment Station
- Bookable Conference Rooms
- Private Office Memberships Include 4 Hours of Conference Room Time Per Month
- Furnished With Desk and Chair
- Signage Options Available
- Business Mailing Address
- Shared Common Space
- 24/7 Access
- Private Office Rates Starting as low as \$450/Month
- Dedicated Desk Options Starting as low as \$100/Month

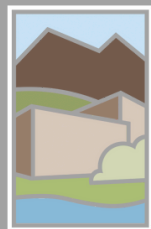
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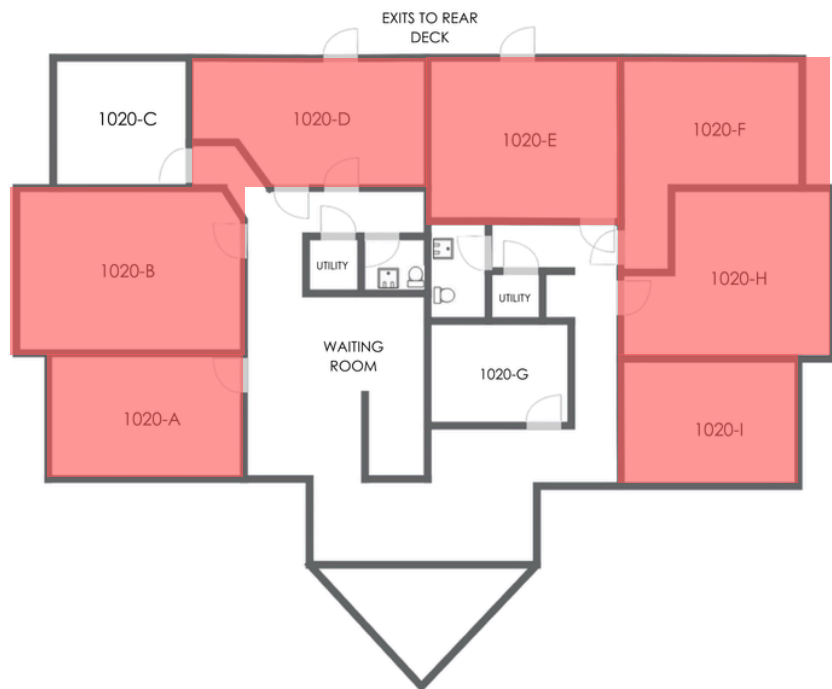


Suite 434 - Co-Working



SUMMERFIELD
COMMONS
OFFICE PARK

2559 WASHINGTON RD,
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Summerfield Commons Office Park	
Building	1000
Suite	1020
Floor	2
Street Address	2539 Washington Road, Suite 1020 Pittsburgh, PA 15241
Square Footage	N/A

OVERVIEW

- Flexible Terms
- One, All Inclusive, Monthly Fee
- Wifi Included
- Free Coffee/Refreshment Station
- Bookable Conference Rooms
- Private Office Memberships Include 4 Hours of Conference Room Time Per Month
- Furnished With Desk and Chair
- Signage Options Available
- Business Mailing Address
- Shared Common Space
- 24/7 Access
- Private Office Rates Starting as low as \$450/Month
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