

zenithridge



CUSTOMIZABLE SOLUTIONS

Multiple Suites Available

 *Southpointe* 2400 ANSYS DRIVE, CANONSBURG, PA 15317



For more information, contact:

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GUS SCALO

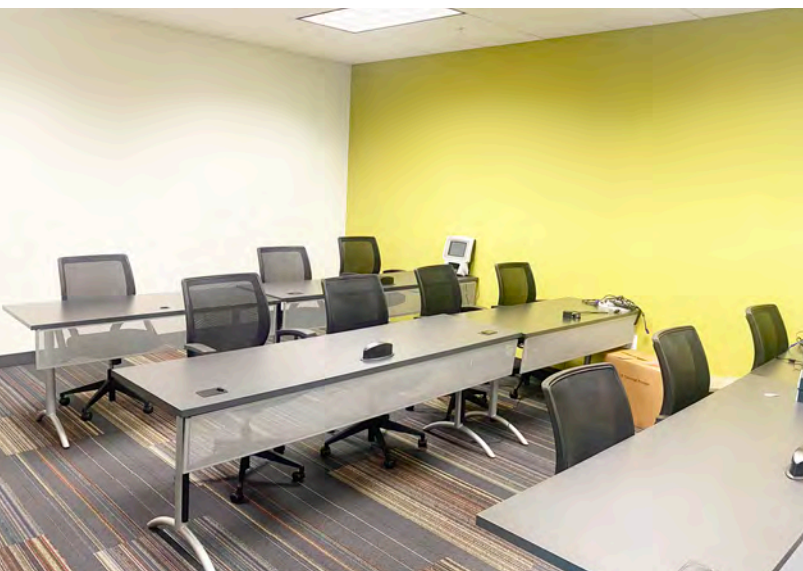
+1 412 721 7713



gscalo@naiburnsscalo.com

Leasing by:

NAIBurns Scalo

Brokerage Services



- NEW FITNESS CENTER and GRAB N GO CAFÉ
- Steps away from the new Southpointe Town Center retail development
- Adjacent to 3 Hotels: AC Hotel, Holiday Inn Express and Homewood Suites
- Visibility from I-79 at the highest elevation in Southpointe Phase II
- Mile long walking/jogging trail with 5 fitness stations
- Private patio with fire pit, grills, ping pong and seating
- Parking Ratio is 4.5/1,000 per square foot
- Suite access 24/7/365
- Hi-Tech, energy efficient HVAC with independent controls
-  LEED Certified and  Green Rated

Economic Incentives/Lower Cost of Doing Business

- No Business Privilege Tax/Mercantile Tax
- 1% Lower Sales Tax in Washington County = 6% Sales Tax

BUILDING FEATURES





BUILDING AMENITIES



**FITNESS
CENTER**



**WALKING TRAILS
EXERCISE STATIONS**



**CONFERENCE
CENTER**



**PATIO, FIRE PIT, GRILLS,
PING PONG**



**GRAB N GO
CAFÉ**



**CONCIERGE SERVICES &
PROPERTY MANAGEMENT**



**RENOVATED
LOBBY**



**SIGNAGE
OPPORTUNITIES**



**ABUNDANT
PARKING**



**MONTOUR
TRAIL ACCESS**



**LEED CERTIFIED &
GREEN RATED**



**EASY
ACCESS**

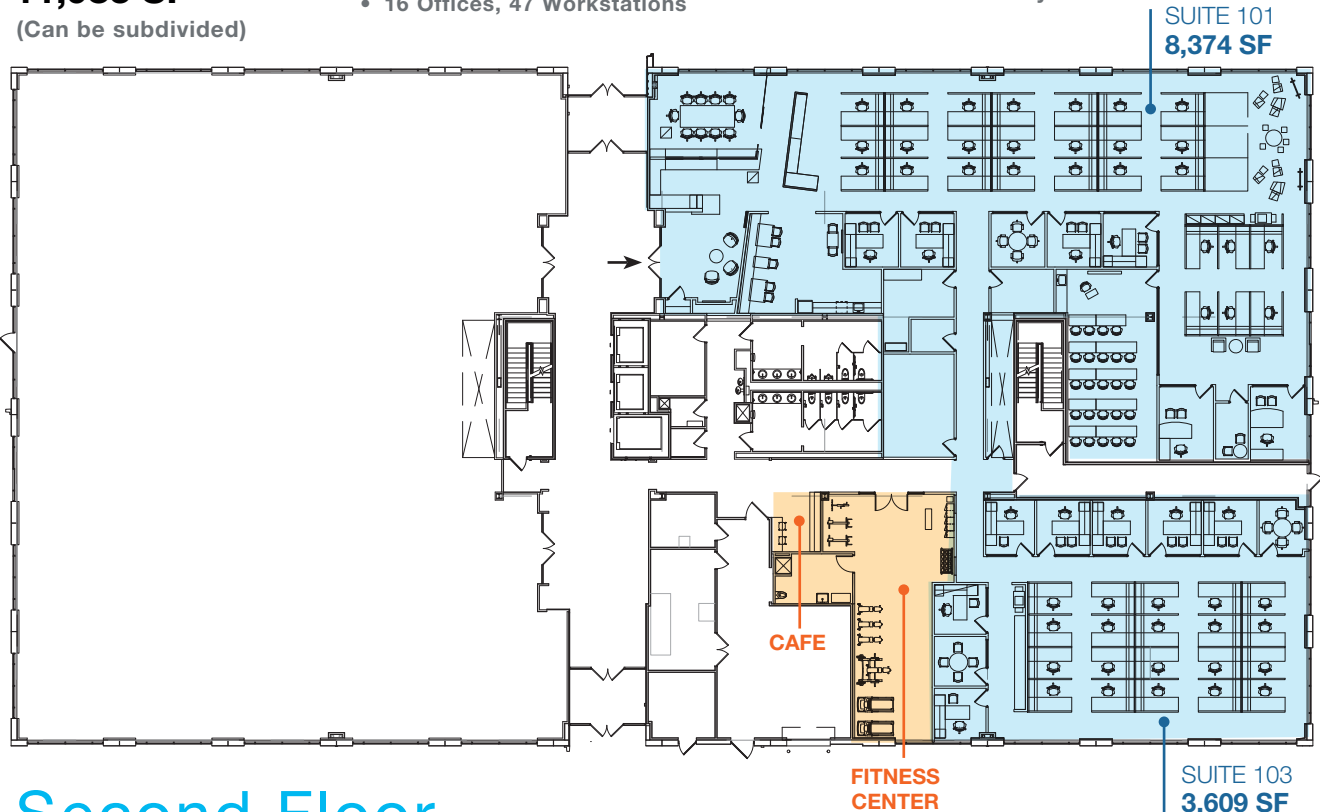
FLOOR PLANS

First Floor

11,983 SF

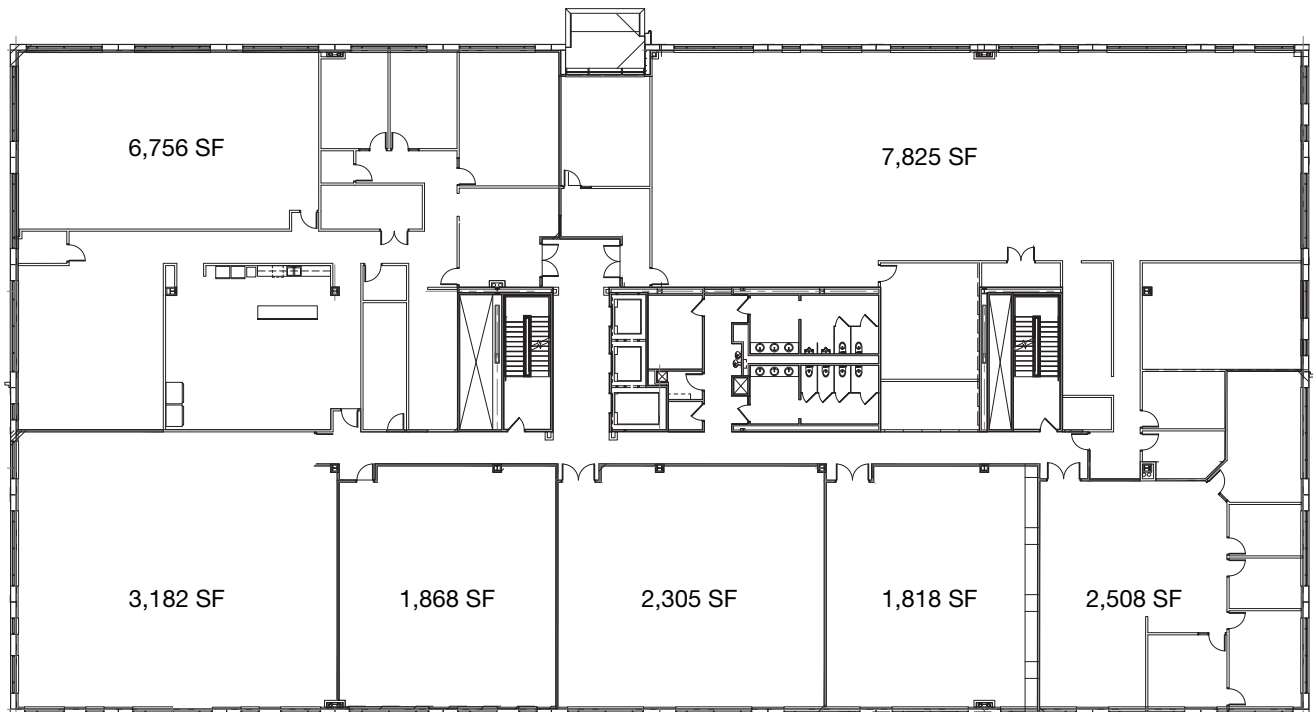
(Can be subdivided)

- Keyfob Security Access
- Furniture Available
- Abundant Natural Light
- 16 Offices, 47 Workstations
- Large Conference Room, Training Room, Production Room, Kitchen, 4 Large Storage Rooms, Server Room
- Secondary/Rear Exit Door
- Diesel Generator: Kohler 4 Cycle 60 Hz



Second Floor

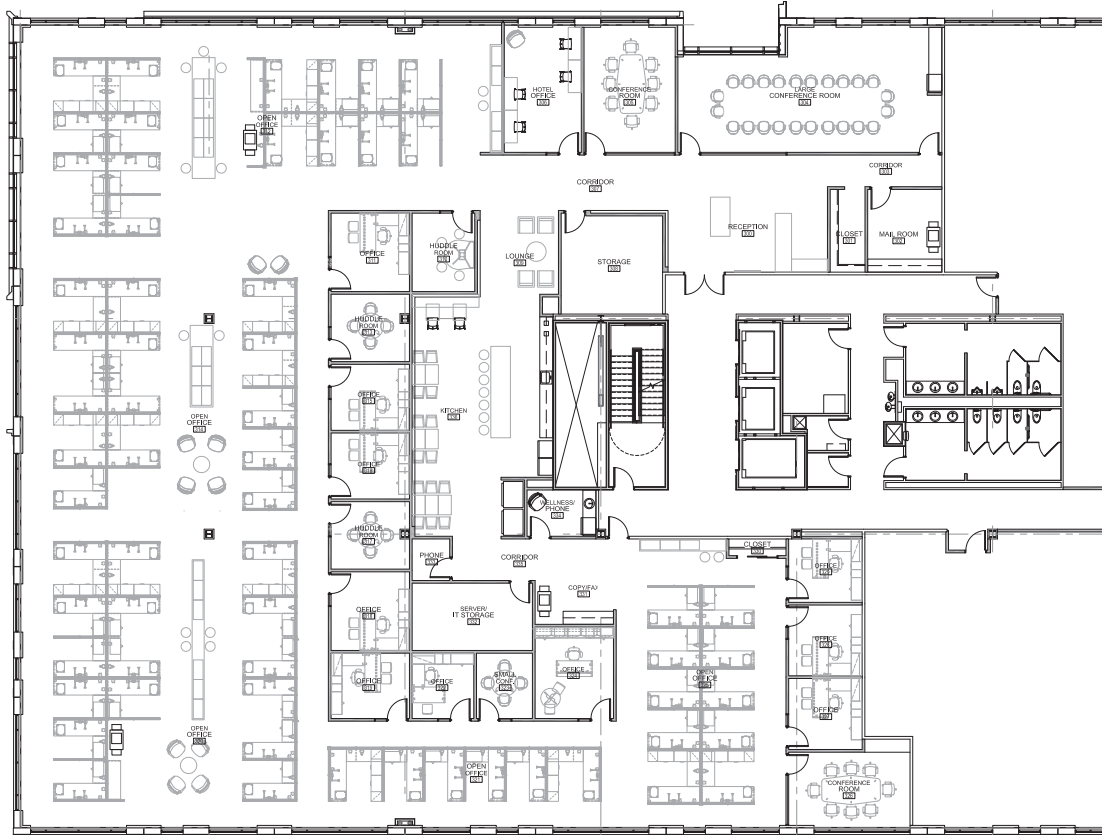
31,219 SF (Full floor available or can be subdivided)



FLOOR PLANS

Suite 303

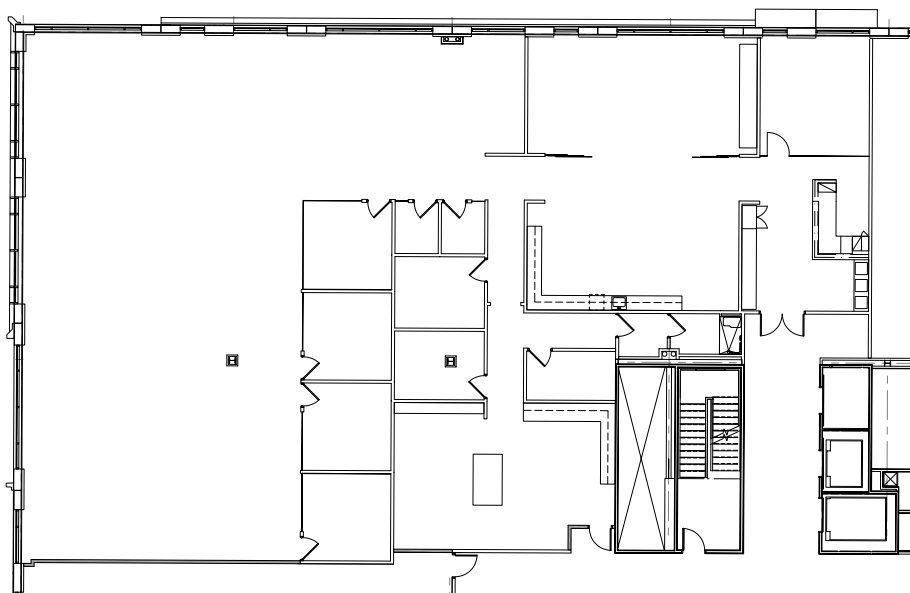
17,511 SF



Suite 403

8,939 SF

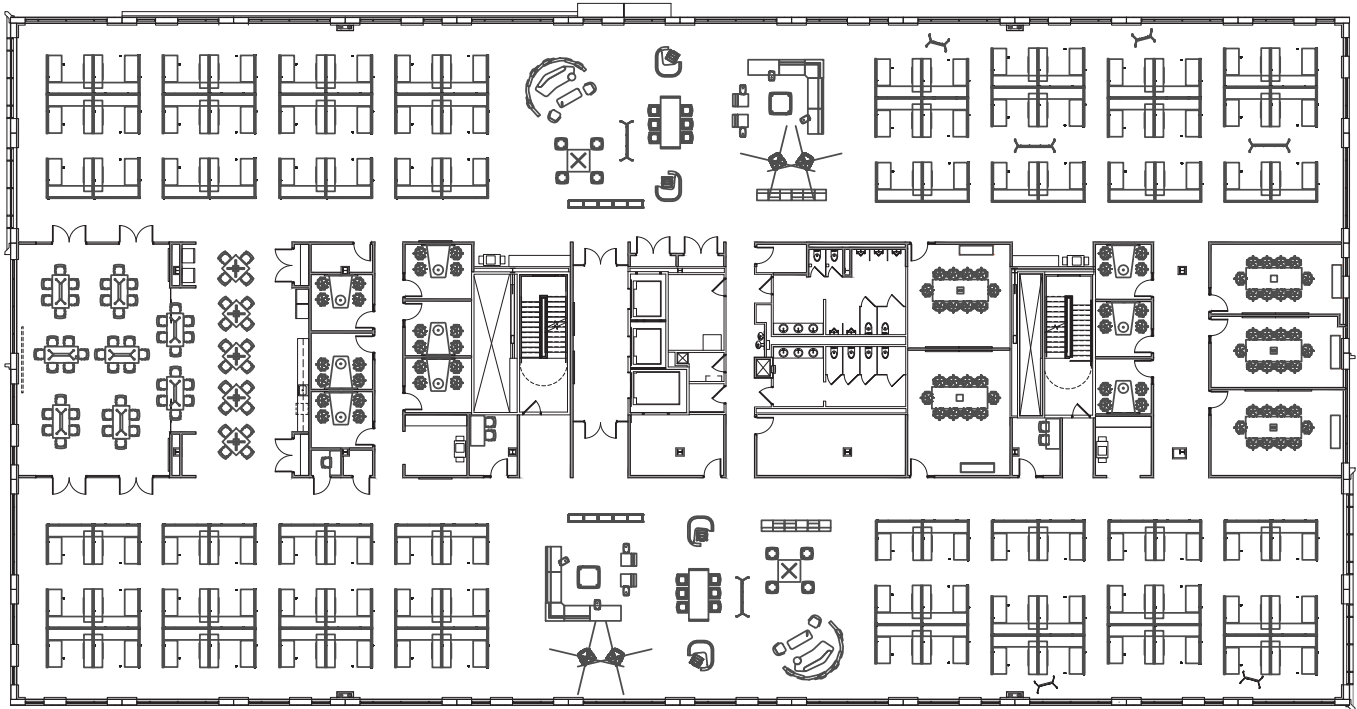
- 6 Offices
- 2 Glass Conference Rooms
- Beautiful Large Kitchen
- 2 Phone Rooms
- Corner Suite with lots of Floor to Ceiling Windows



FLOOR PLANS

Fifth Floor

31,283 SF



PROPERTY MANAGEMENT



On-Line Service Request Portal

We understand the importance of your team's productivity, wellbeing, and daily experience. That's why Burns Scalo Real Estate Management provides all our clients with 24/7 unmatched care. We take pride in serving your team as you grow and exceed goals.

Online maintenance submissions through the Online Client Portal are promptly directed to the field technician and managed by the client concierge team and facilities manager, then tracked by the facilities team to ensure service within 24 hours.

Our Services

- Dedicated Client Experience Team.
- On-Site Day & Night Janitorial Services.
- Specialty Services: Food Truck Days, Mobile Car Wash Days, Dry Cleaning Service, etc.
- Ribbon-Cutting Events.
- Assistance in Coordinating Celebratory Events.
- Partner Perks Program. All Burns Scalo Clients can enjoy endless benefits, rewards, and discounts right at their fingertips!

PARTNER PERKS PROGRAM participating businesses





Top 4 School Districts in Southwestern Pennsylvania

- South Fayette
- Mt. Lebanon
- Upper St. Clair
- Peters Township

At Southpointe Town Center

Farmers Market Weekly - May to October
Concerts & Events Monthly

PROPERTY

- 1 Zenith Ridge II

COFFEE SHOPS

- 2 Starbucks
- 3 LaBella Bean

DAYCARE

- 4 Doodle Bugs

DINING

- 5 Zoup
- 6 Nates Chophouse
- 7 Jimmy John's
- 8 Jacksons Restaurant & Bar
- 9 Subway
- 10 McDonalds
- 11 Dunkin
- 12 Wendy's
- 13 KFC
- 14 Papa Johns
- 15 Hog Fathers BBQ
- 16 Walgreens
- 17 Taco Bell

18 Sarris Candies

- 19 All Star Sports Bar & Grill
- 20 Los Bajitos
- 21 Toscana Brick Oven
- 22 Bubba Burgers
- 23 R-Bar

ENTERTAINMENT

- 24 Printscape Arena at Southpointe

FITNESS

- 25 The Health Club At Southpointe
- 26 Barre3

GOLF

- 27 Southpointe Golf Club

HOTELS

- 28 Holiday Inn Express
- 29 Homewood Suites Hilton
- 30 AC Hotels Marriott
- 31 Hilton Garden Inn

RESIDENTIAL

- 32 The Fairway Luxury Condos
- 33 Fairway Landing Patio Homes
- 34 Reserve at Southpointe Apartment Homes
- 35 1400 Main Apartments
- 36 Alto Piano Homes
- 37 Ironwood Homes

SERVICES

- 38 WesBanco
- 39 CFS Bank
- 40 Southpointe Nails
- 41 Avis
- 42 The Skin Center

LIVE WORK PLAY

Overview

Southpointe is packed with great restaurants, shops, apartments, hotels, and office space. Everything you need to live, work, play.

Experience the best of Pittsburgh's South Hills at Southpointe Town Center in the heart of the renowned Southpointe Business Park. The Main Street and Park are the focal point of this walkable Town Center where people live and work with the convenience of banks, fitness center, yoga studio, dentist, nail salon, mail center, restaurants and coffee shop just down the street.

All your employee recruiting and retention amenities needed for your success.



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NAIBurns Scalo
Brokerage Services

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