

300 WOODCLIFF DRIVE

Southpointe/Canonsburg, PA



Located in the fully developed, 610-acre Southpointe Office Park with 41 office buildings, 300 companies, and standout amenities like a golf course, health club, restaurants, hotels, and an ice rink, this building offers unparalleled convenience.

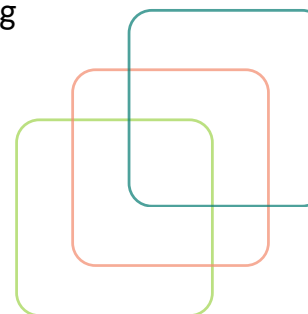


PROPERTY HIGHLIGHTS

- Modern design provides a high-tech environment with great window lines and efficient floor plates
- Abundant Natural Light
- Fully furnished suites available
- Easily Accessible from I-79
- Located in Southpointe near Town Square
- 20 minute drive to Pittsburgh International Airport
- 25 minutes from Downtown Pittsburgh
- On-site owner/management

PROPERTY DETAILS

- Size: 43,305 RSF 3 story building
- Parking: 200 Spaces
- Parking Ratio: 4.62 : 1,000 SF
- Zoning: Commercial
- Year Built: 2013
- Construction: Masonry
- Ceiling Height: 9'.5' Finished ceiling; 14' Deck to Deck

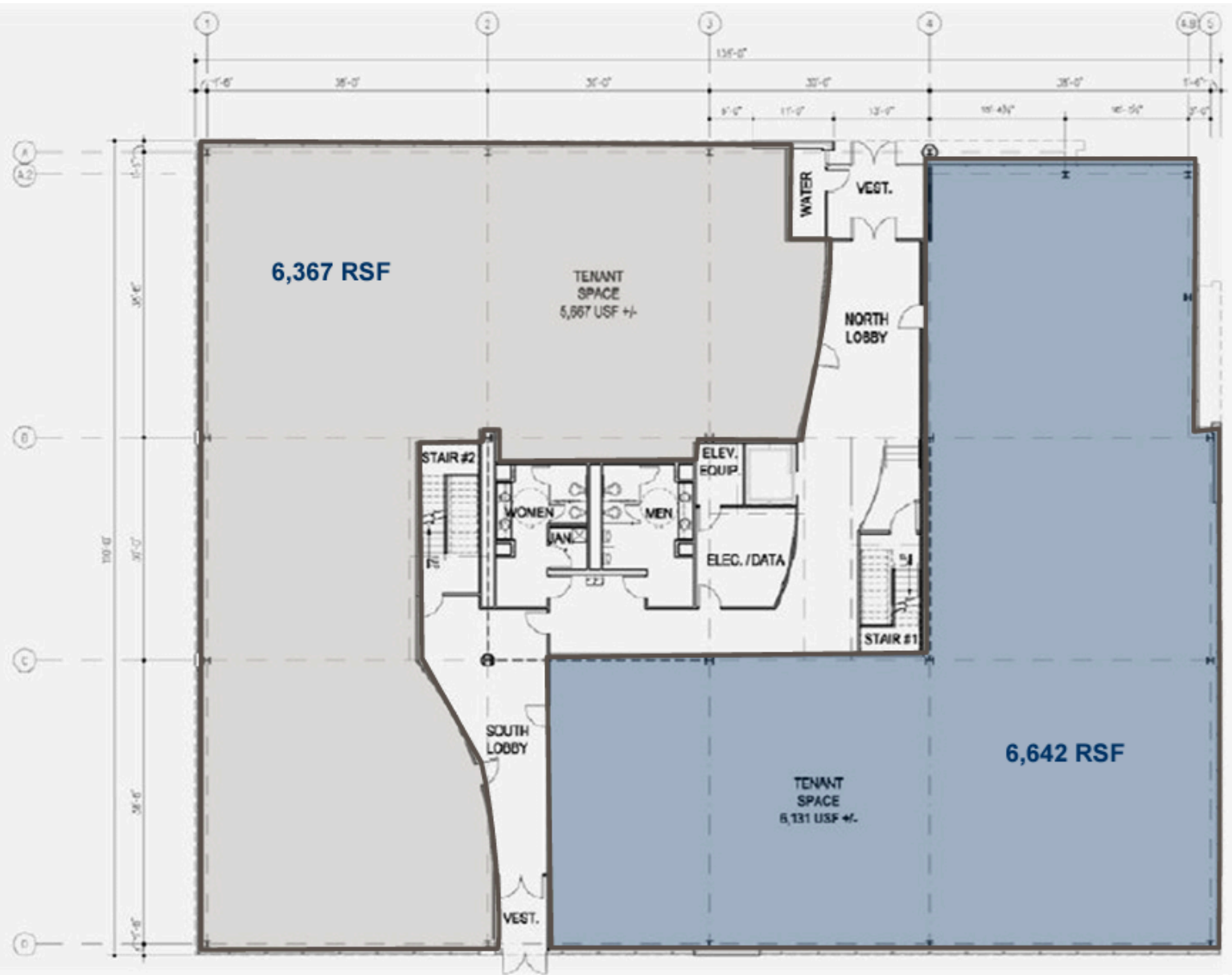


AVAILABLE SUITES

FLOOR PLAN First Floor

Suite #101 6,367 SF

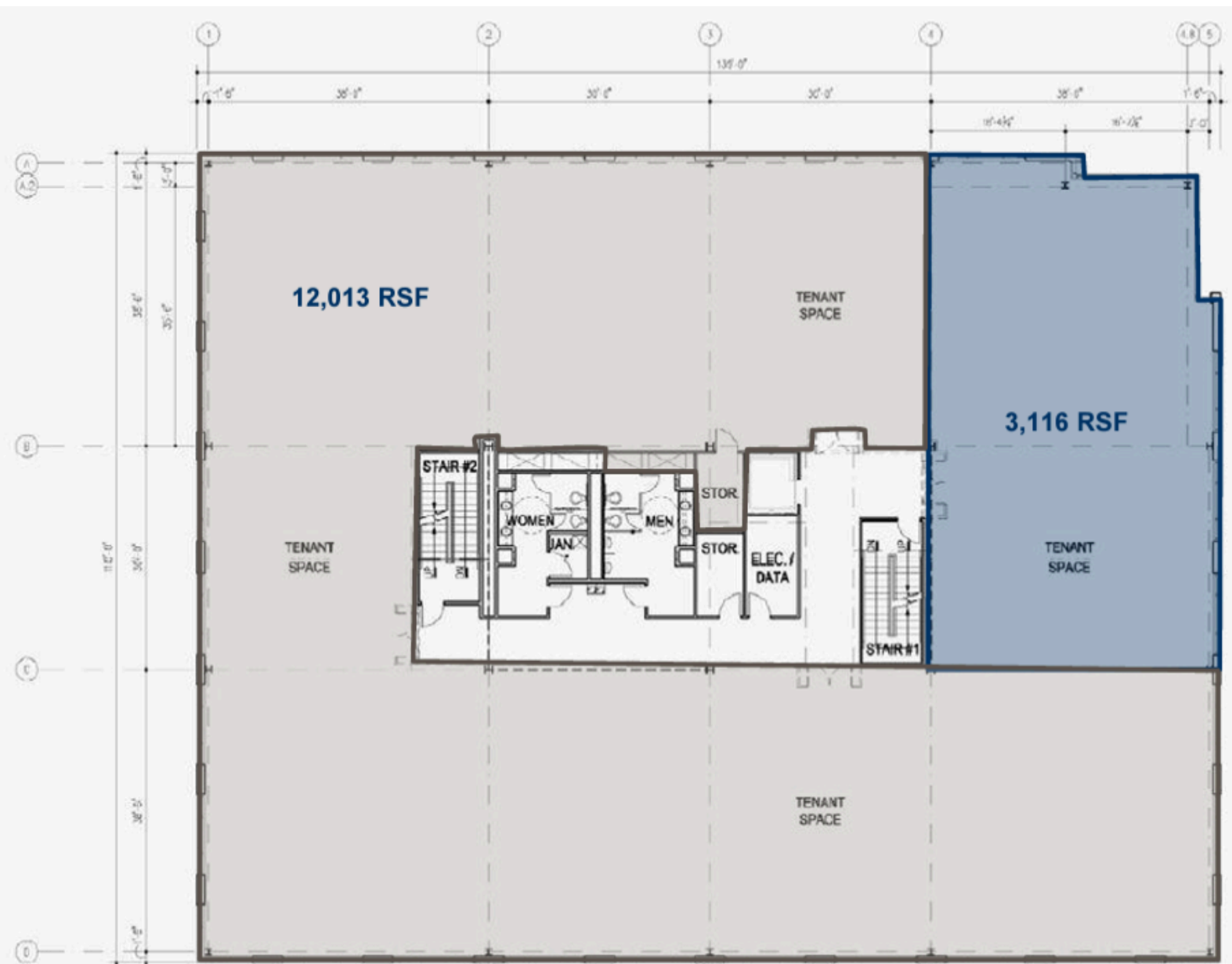
Suite #102 6,642 SF



AVAILABLE SUITES

FLOOR PLAN Second Floor

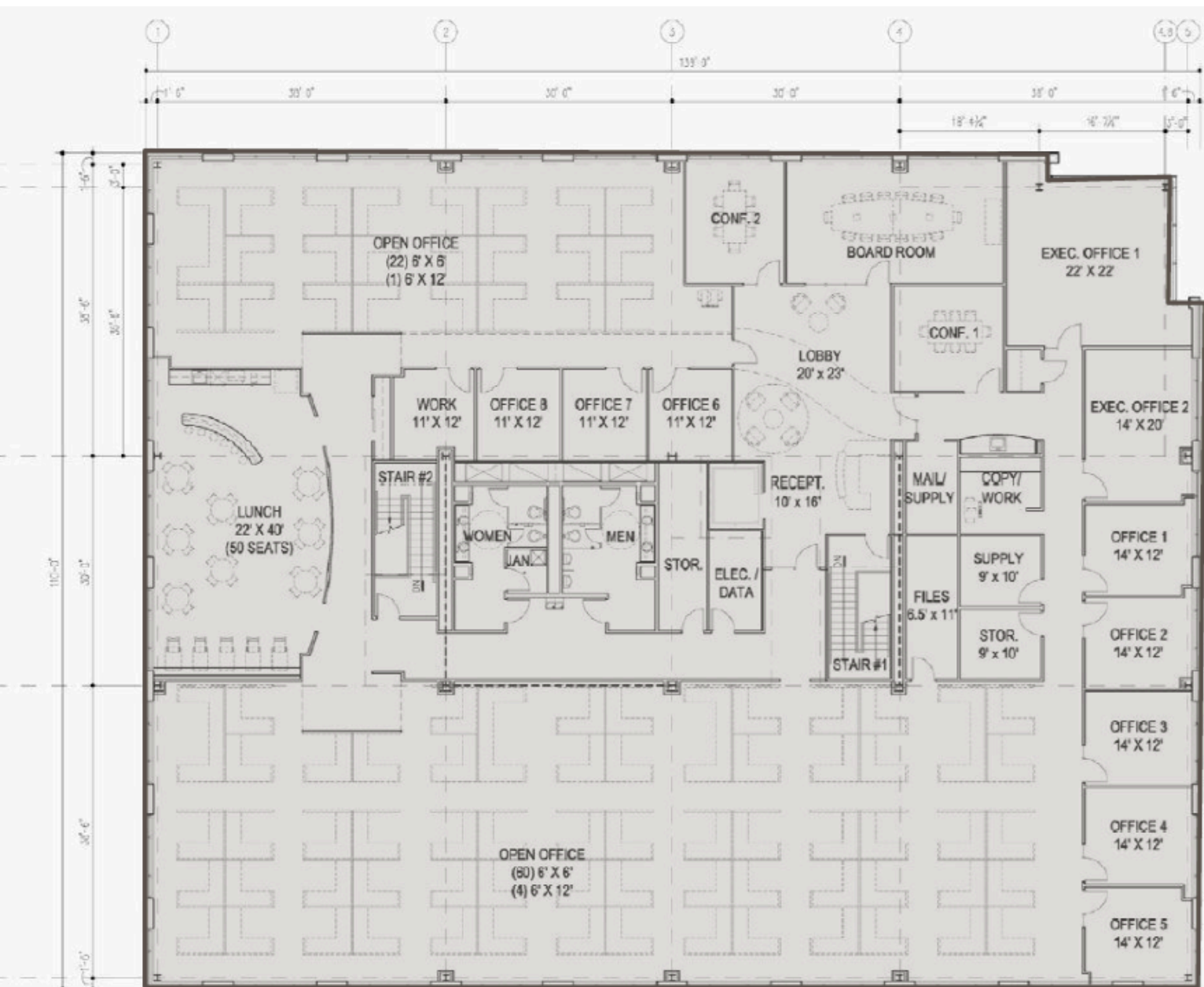
Suite #201 3,116 SF
Suite #211 12,013 SF



AVAILABLE SUITES

FLOOR PLAN Third Floor

Suite #300 15,167 SF





EVERYTHING YOU NEED, CLOSE BY

COFFEE SHOPS

- LaBella Bean

DAYCARE

- Doodle Bugs

DINING

- Zoup
- Nates Chophouse
- Jimmy John's
- Jacksons Restaurant & Bar
- Subway
- All Star Sports Bar & Grill
- Los Bajitos
- Toscana Brick Oven
- Bubba Burgers
- R-Bar

ENTERTAINMENT

- Printscape Arena at Southpointe
- Baxter's R•Cade

FITNESS

- The Health Club At Southpointe
- Barre3

GOLF

- Southpointe Golf Club

HOTELS

- Holiday Inn Express
- Homewood Suites Hilton
- AC Hotels Marriott
- Hilton Garden Inn

RESIDENTIAL

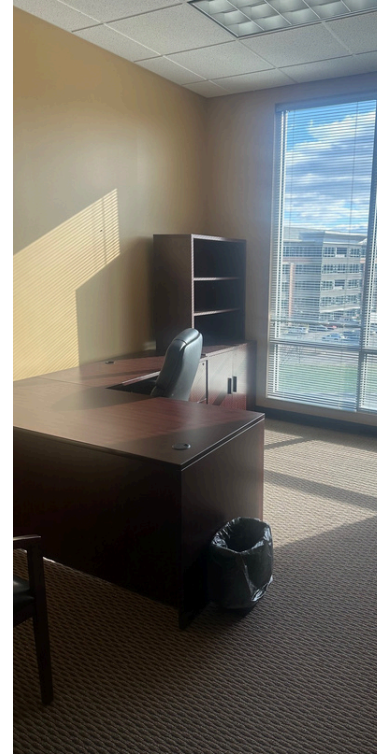
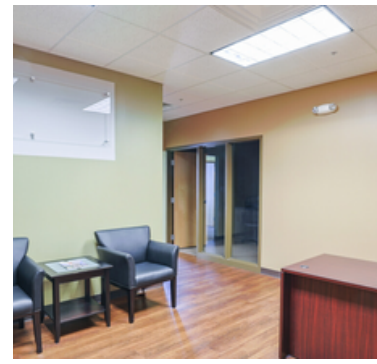
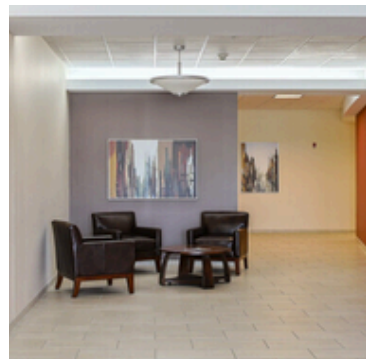
- The Fairway Luxury Condos
- Fairway Landing Patio Homes
- Reserve at Southpointe Apartment Homes
- 1400 Main Apartments
- Alto Piano Homes
- Ironwood Homes

SERVICES

- WesBanco
- CFS Bank
- Southpointe Nails
- Avis
- The Skin Center
- On Pointe Dentistry

**SURROUNDED BY THE
TOP 4 SCHOOL DISTRICTS
IN SOUTHWESTERN
PENNSYLVANIA:**

- **UPPER ST. CLAIR**
- **MT. LEBANON**
- **PETERS TOWNSHIP**
- **SOUTH FAYETTE**



FOR MORE INFORMATION, CONTACT:

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