

100

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REALTY SERVICES
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GLOBAL VIEW DRIVE

WARRENDALE, PA



LEASING MEMORANDUM

FULLY FURNISHED "READY SUITE" - 780 SF | 2,200 SF | 6,000 - 12,000 SF

SUBLEASE SPACE AVAILABLE 20,000 - 40,000 SF

BROCHURE



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100 GLOBAL VIEW DRIVE

125,000 SF CLASS A OFFICE BUILDING

"READY SUITES" available from 800-12,000 SF - Fully Furnished

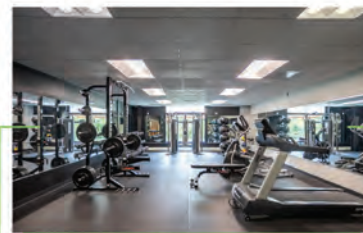
- Available Spaces:
2nd Floor: 2,200 RSF | 2nd Floor: 12,623 RSF | 3rd Floor: 780 RSF
Sublease space also available: 20,000 - 40,000 SF
- Close proximity to dozens of amenities including restaurants, hotels, and retailers
- Immediate walking trails adjacent to building with on-site fitness center & locker rooms
- Professional interior and exterior building finishes, with recent renovations
- Located in the Innovation Ridge Business Park; easy access to I-79, I-279 & the PA Turnpike
- New leases will include free lunch for tenants for a limited time



RENOVATED LOBBY



FULL SERVICE KITCHEN



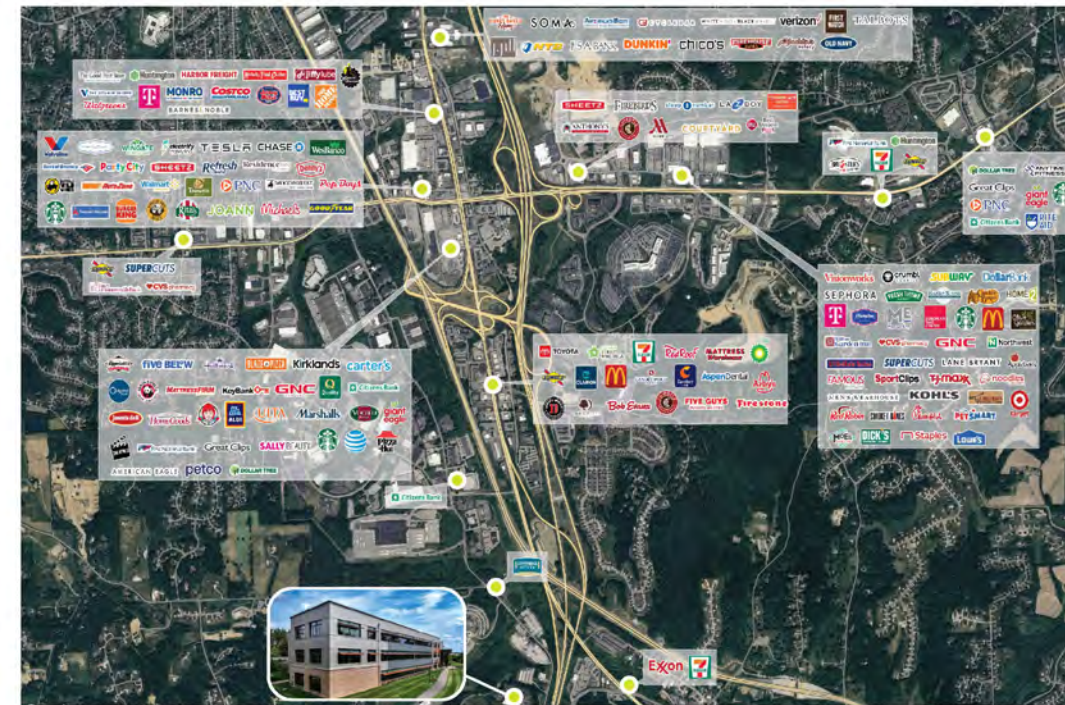
ON-SITE FITNESS CENTER

GREGG BROUJOS | PRESIDENT

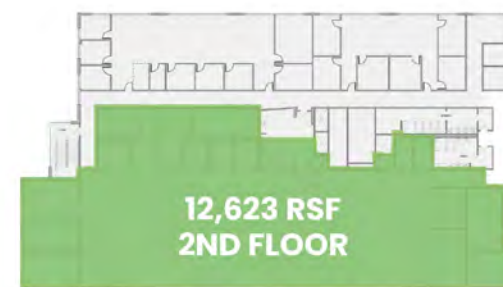
412.422.9900 ext. 227 | gbroujos@buncherrealty.com | 1251 Waterfront Place, Suite 201 | Pittsburgh, PA

AMENITY RICH | CRANBERRY TOWNSHIP

Easy access to I-79 and the PA Turnpike
 30 minutes to Pittsburgh International Airport
 20 minutes to Downtown Pittsburgh



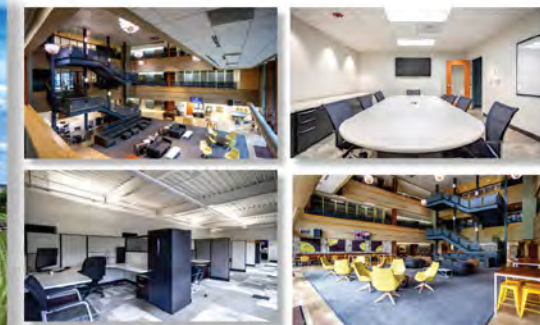
780 - 12,623 RSF



12,623 RSF
2ND FLOOR



2,200 RSF
2ND FLOOR



20 minute
Drive-Time
DEMOGRAPHICS



POPULATION:
165,765



HOUSEHOLDS:
67,467



HH. INCOME:
\$163,352



EMPLOYEES:
78,580

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PROPERTY PHOTOS

KITCHEN



OFFICE



LOBBY



CONFERENCE ROOM



GREAT HALL ATRIUM



COMMON AREA



PROPERTY DESCRIPTION

Property Address:

100 Global View
Warrendale, PA 15086

Municipality:

Marshall Township

County:

Allegheny County

Gross Square Feet:

Rentable Square Feet:

125,000
121,883

Site Area:

16.9 gross acres (736,164 SF)
12.675 usable acres (552,123 SF)

Parking Spaces:

517 parking spaces; 4.2 per 1,000

Number of Stories:

3 stories / No basement
(slab floor poured concrete)

Architect:

IDC Architects, Inc.

Exterior Construction:

Mixture of block, windows and metal panel

Structure:

Steel frame

Walls:

Painted drywall

Zoning:

RRTP (residential, research, and technology park) Various residential, office, research, technology and public uses

Exterior Construction:

Mixture of block, windows and metal panel

Roof Type / Age / Composition / Warranty:

Metal roof deck with flat, white EPDM rubber membrane roof (2007); parapets consist of an extension of the metal panel curtain wall system with sheet metal copings; the main roofs and setback roof are drained by a series of scuppers and exterior roof leaders located on the front and rear elevation

Ceiling Height:

12ft. - 36ft. ceilings is a mixture of painted drywall & recessed acoustic panels with portion of 3rd floor ceilings open to underside of roof decking

Elevators / Passenger / Freight / Capacity / Brand:

(2) passenger hydraulic elevators; 4,000 to 5,000 lbs. Schindler Elevator Corp. newer carpeting

HVAC System / Maintenance Contractor:

(4) total RTU's with gas-fired, forced air HVAC (3 in 2007 and 1 in 2015); electric fired cooling; electric baseboard heating units supplement perimeter heating on each floor (paid by tenant if utilized); manufacturer - AAON and York; maintenance - Johnson Controls

Flood Zone:

Flood Area Panel Number: 42003C0038H

Utility Companies:

Electric: Penn Power

Gas: Columbia Gas

Garbage Disposal: Waste Management

Sewage: Marshall Township Municipal Sanitation Authority

Water: West View Water Authority

Electrical System / Maintenance Contractor:

Electrical power consists of a 2000 amp, 480/277 volt 3-phase service; building is centrally metered with electrical meters located at the rear exterior of the building; sub-metering has been done recently for each tenant (Kirby Electrical Contractors)

Security System / Monitoring Company:

24hr. card activated security system along with security cameras; all external door entry is card activated; local police connected; front desk in the lobby is staffed from 8:00am - 5:00pm (paid for by HPS); system originally installed by Intertech

Fire Protection / Monitoring Company:

The building is equipped with a 100% building wide, wet sprinkler system with fire department connections and on-site fire hydrants; this includes (2) Dupont FIKE manufactured ECARO - 25 suppression agent system; fire extinguishers are located throughout the building; contractor is Simplex Grinnell

Emergency Generator / Location / Size:

(2) emergency generators; (1) is a Cummins 500 kVA diesel powered emergency generator; (1) is a Kohler 375 kVA diesel powered emergency generator; location - southeast corner of the building (exterior location)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
Population				
Estimated Population (2024)	2,393	30,601	79,076	274,242
Projected Population (2029)	2,308	30,073	78,173	268,894
Projected Annual Growth (2024-2029)	-86	-528	-904	-5,189
Households				
Estimated Households (2024)	851	11,893	30,664	114,022
Projected Households (2029)	832	11,780	30,489	112,339
Projected Annual Growth (2024-2029)	-19	-112	-175	-1,683
Average Household Income				
Estimated Average Household Income (2024)	\$242,368	\$200,178	\$202,433	\$155,709
Projected Annual Household Income (2029)	\$261,868	\$213,918	\$215,520	\$166,983
Projected Annual Change (2024-2029)	\$19,499	\$13,740	\$13,087	\$11,274
Median Household Income				
Estimated Median Household Income (2024)	\$173,516	\$142,675	\$143,167	\$110,450
Projected Median Household Income (2029)	\$177,138	\$144,448	\$145,207	\$112,205
Projected Annual Change (2024-2029)	\$3,622	\$1,773	\$2,039	\$1,755
Race and Ethnicity				
White	1,733	26,007	68,219	244,698
Black or African American	68	764	1,822	8,540
American Indian	1	19	58	170
Asian	451	2,654	6,237	11,842
Hispanic	23	273	645	1,883
Population by Sex				
Female	1,174	15,289	39,475	138,056
Male	1,219	15,312	39,601	136,196
Education Attainment				
Total Population	1,629	21,566	55,680	199,672
High School Graduate	188	3,308	8,361	45,485
Some College	135	2,289	6,179	27,097
Associate Degree	104	1,631	4,556	19,058
Bachelor Degree	602	7,734	19,964	59,855



BUSINESSES

1 Mile: 336
3 Miles: 2,103
5 Miles: 3,992
10 Miles: 10,736



HOUSING UNITS

1 Mile: 917
3 Miles: 12,663
5 Miles: 32,620
10 Miles: 123,080



EMPLOYEES

1 Mile: 9,410
3 Miles: 31,645
5 Miles: 51,385
10 Miles: 115,326

NEARBY RETAIL AMENITIES



TENANT OVERVIEW



FLOOR PLAN - 1ST FLOOR



FLOOR PLAN - 2ND FLOOR



FLOOR PLAN - 3RD FLOOR

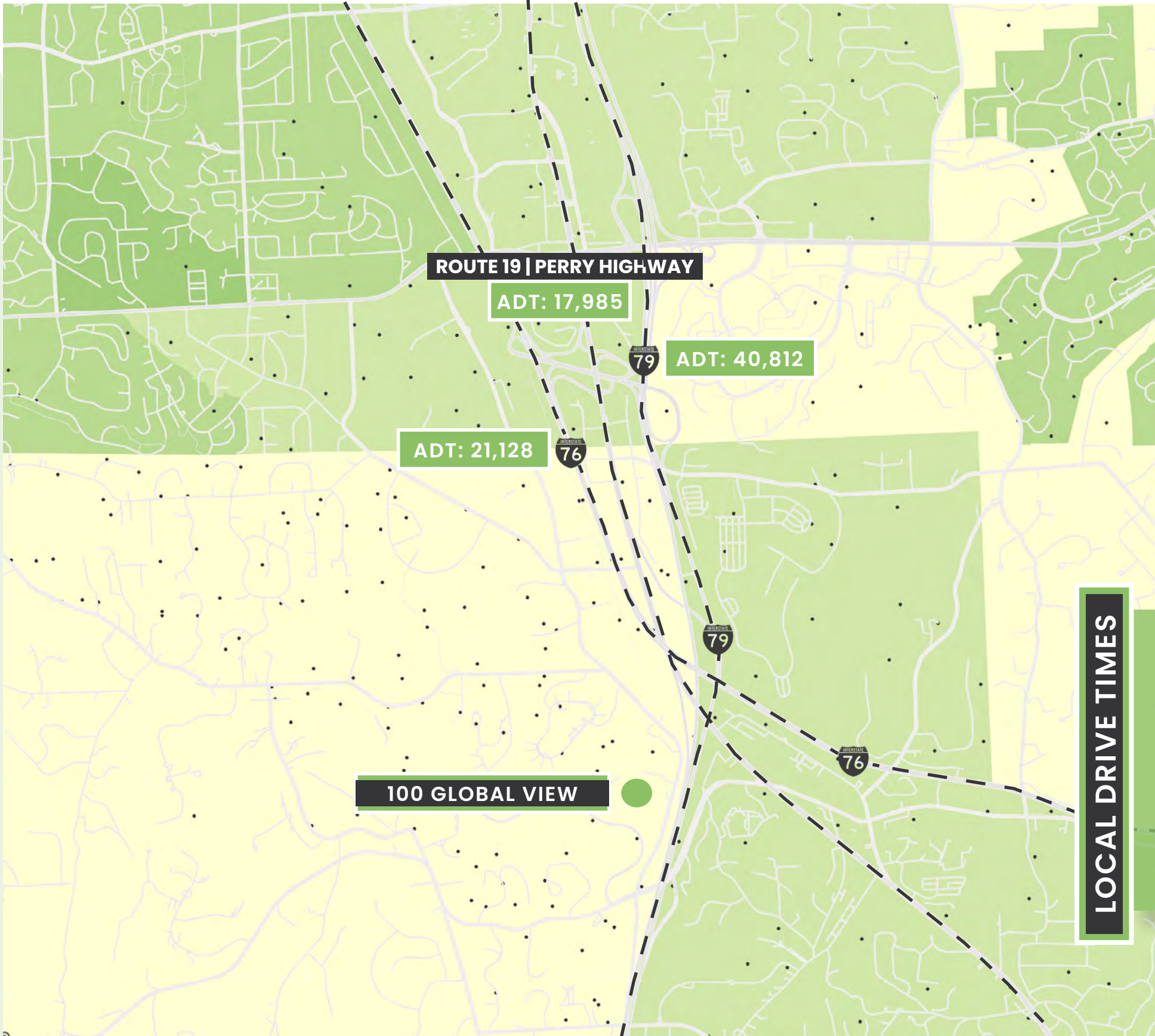


SUBMARKET OVERVIEW



CRANBERRY TOWNSHIP

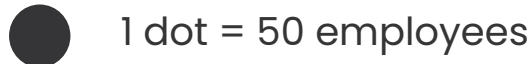
CRANBERRY SUBMARKET



POPULATION DENSITY:



EMPLOYEE DOT DENSITY:



Pittsburgh International Airport (PIT): **30 Minutes**



Downtown Pittsburgh: **25 Minutes**

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CONTACT US

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President

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