



**For Lease: ±12,000 & 21,561 SF Spaces
FULL FLOOR OPPORTUNITY ON 2ND STORY**

THORN HILL CORPORATE CENTER
300 Allegheny Drive
Warrendale, PA 15086

**CONTACT
FOR
DETAILS:**

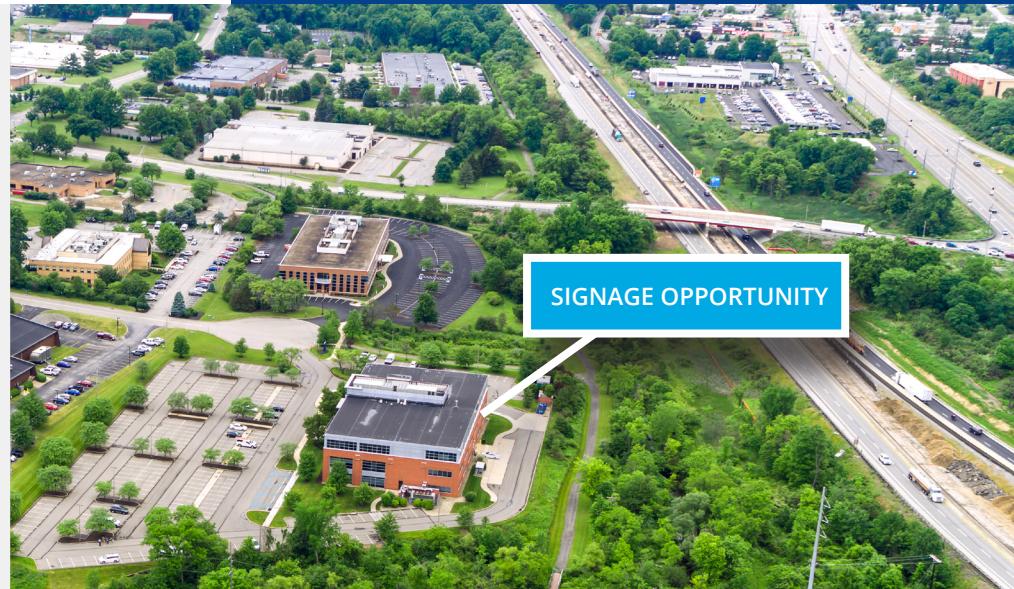


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Property Highlights

- Loft office aesthetic with exposed ductwork
- Open plan design with abundant natural light
- On-site fitness center
- 5 per 1,000 SF parking ratio
- Accessible to Thorn Hill Walking and bike trail
- Numerous nearby restaurants and amenities
- Earned the EPA's Energy Star rating for the year 2021



300 Allegheny Drive offers tenants the unique opportunity to brand the building with exterior signage. Your company's logo would be seen across three major roadways in Warrendale, where more than 32,000 vehicles pass per day.



Current Vacancies

5-Mile Demographics

 Population Count
77,656

 Average HH Income
\$117,197

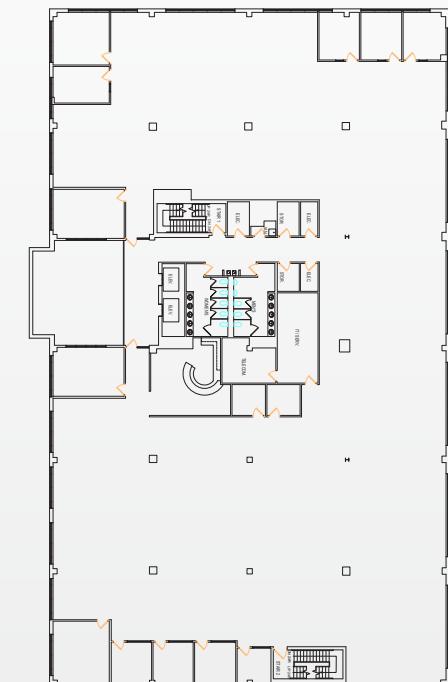
 Surrounding Businesses
3,546

 Surrounding Households
29,358

Property Photos



1st Floor
±12,000 RSF Available



2nd Floor (Full-floor opportunity)
21,561 RSF Available



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