



For Lease: \pm 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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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.

3-Mile Radius Location Accessibility

- I-79 Interchange
- I-76 Interchange
- Route 19
- Route 228

Downtown Pittsburgh
19 Miles | 25-minute commute

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





Current Vacancies

5-Mile DEMOGRAPHICS



Population
Count
77,656



Average
HH Income
\$117,197



Surrounding
Businesses
3,546

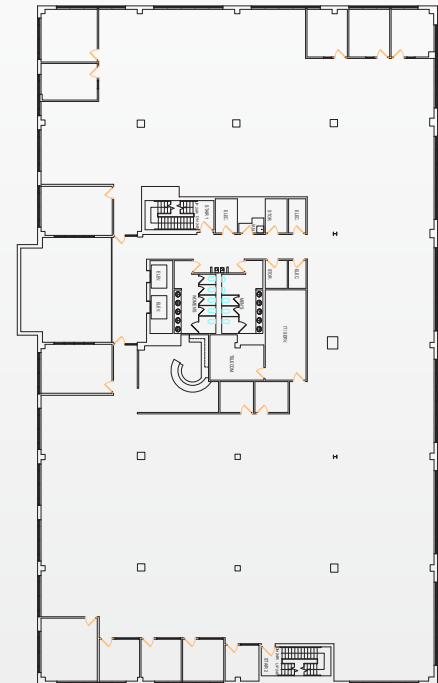


Surrounding
Households
29,358

Property Photos



1st Floor
±12,000 RSF Available



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



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