

121 HILLPOINTE DRIVE

CANONSBURG, PA 15317



3,650 - 7,585 SF FOR LEASE

SOUTHPOINTE OFFICE/FLEX SPACE



- Ground Floor Suites Available
- Warehouse/Flex Office Suites
- Newly Renovated Office/Flex Suites
- Building Access 24/7/365
- Free and Convenient Parking
- Walk to Southpointe Town Center
- Sidewalks Throughout Park

KELLEY HECKATHORNE
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GUS SCALO
+1 412 721 7713
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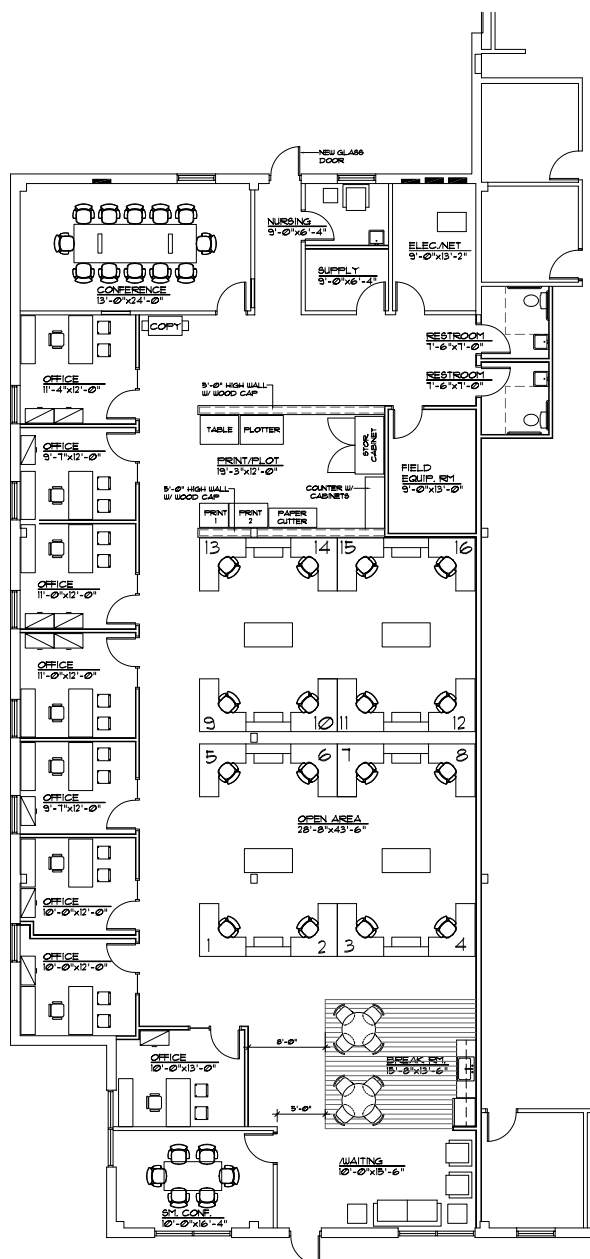
NAIBurns Scalo
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



First Floor, Suite 101

5,321 SF

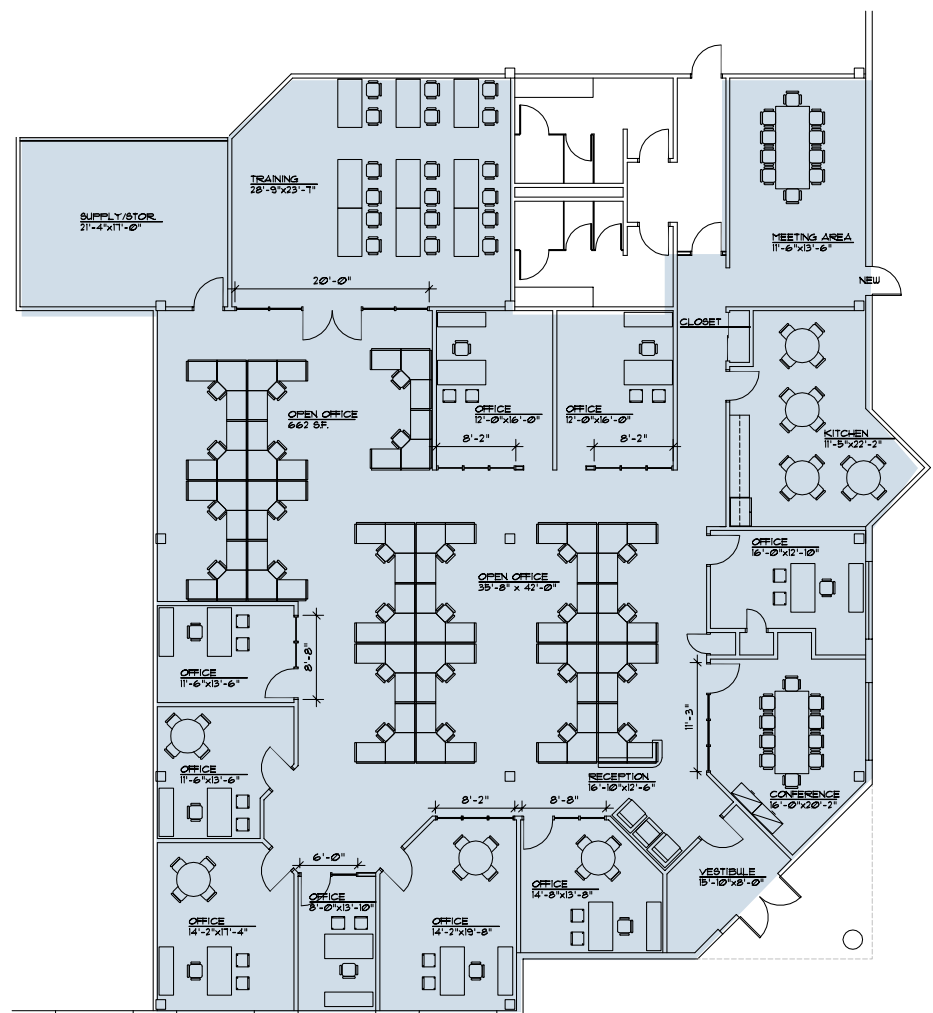
- 8 Offices
- 2 Conference Rooms
- 16 Workstations
- Private Entrance
- Private Restrooms
- Private Rear Entrance





First Floor, Suite 700 **7,585 SF**

- Class A Office Space
- Window Walled Offices
- End Suites with Windows
- 10' Ceilings
- Private, Separate Entrance
- 9 Offices
- 2 Conference Rooms



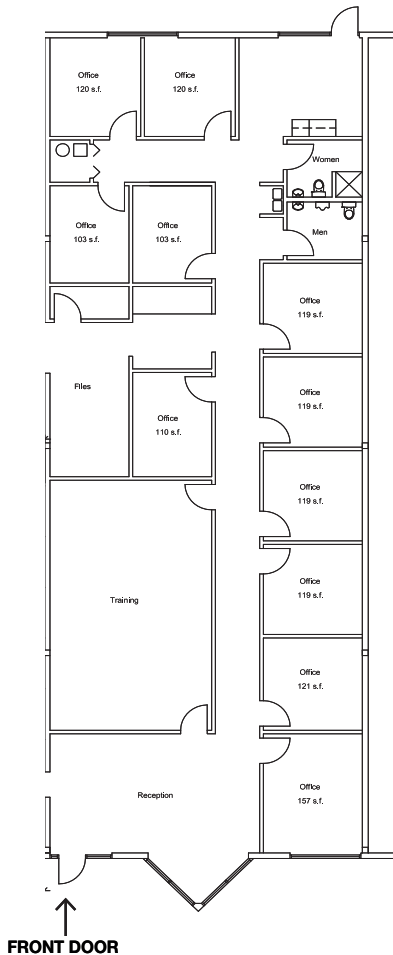
FLOOR PLAN OPTIONS

SUITE 300: 3,650 SF

OPTION 1:

Office Space

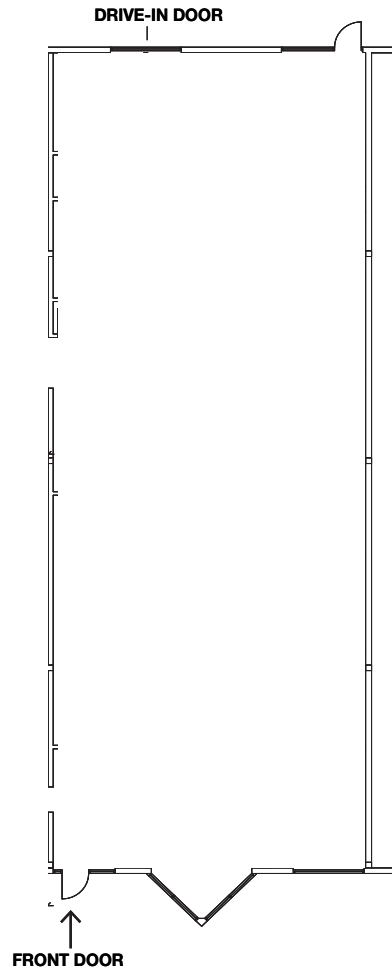
- 10 Offices
- 2 Conference Rooms
- Training Room
- Private, Separate Entrance
- 10' Ceilings



OPTION 2:

Warehouse Space

- Warehouse Space
- Drive-In Door
- Private, Separate Entrance
- 14' Ceilings



OPTION 3:

Flex Office/Warehouse

- Custom Sizing - any combination of SF
 - (shown) 1,825 SF office
 - (shown) 1,825 SF warehouse
- Drive-In Door
- Private, Separate Entrance
- 14' Ceilings

