



## *CAPITAL HILL OFFICE PARK*

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**NOW LEASING**

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One Williamsburg Place  
Warrendale PA 15086

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# PROPERTY HIGHLIGHTS

## FEATURES:

- Two-Story Colonial Style Professional Office Building
- Parking - Ample parking in lots
- Within minutes of Route 79 North and Route 19

## BUILDING SIZE:

15,754 Square Feet

## AVAILABLE SPACE:

First Floor: Suite #110: 1,369 rsf  
Suite #120: 647 rsf

## Second Floor:

Suite #200: 2,183 rsf  
Suite #230B: 392 rsf  
Suite #260: 756 rsf

Lower Level: Suite G1: 1,479 rsf  
Suite G3: 652 rsf

## RENTAL RATE:

### First/Second Floors:

\$18.00 psf (Full Service)

### Lower Level:

\$12.00 psf (Full Service)



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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	3,427	32,000	82,715
Median HH Income	\$131,600	\$128,860	\$121,631

