

Office Space for Lease

171 Hillpointe Drive

CANONSBURG, PA 15317

Elken Center ♦ Southpointe
Washington County



4,960 SF_± Available

Available Immediately ♦ Move-In Condition

\$19.95 PSF Full Service

CBRE

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Property Overview

- ◆ Move-In Condition
- ◆ Available Immediately
- ◆ Building Size: 20,248 SF±
- ◆ Property Size: 3.24 Acres+
- ◆ Parking: 75 free surface spaces
Ratio of 3.7 per 1,000 SF
- ◆ Signage available
- ◆ Creative and unique office architecture
- ◆ Spacious, fully-equipped kitchen in each suite
- ◆ Floor-to-ceiling windows
- ◆ Zoning: SD - Special Development



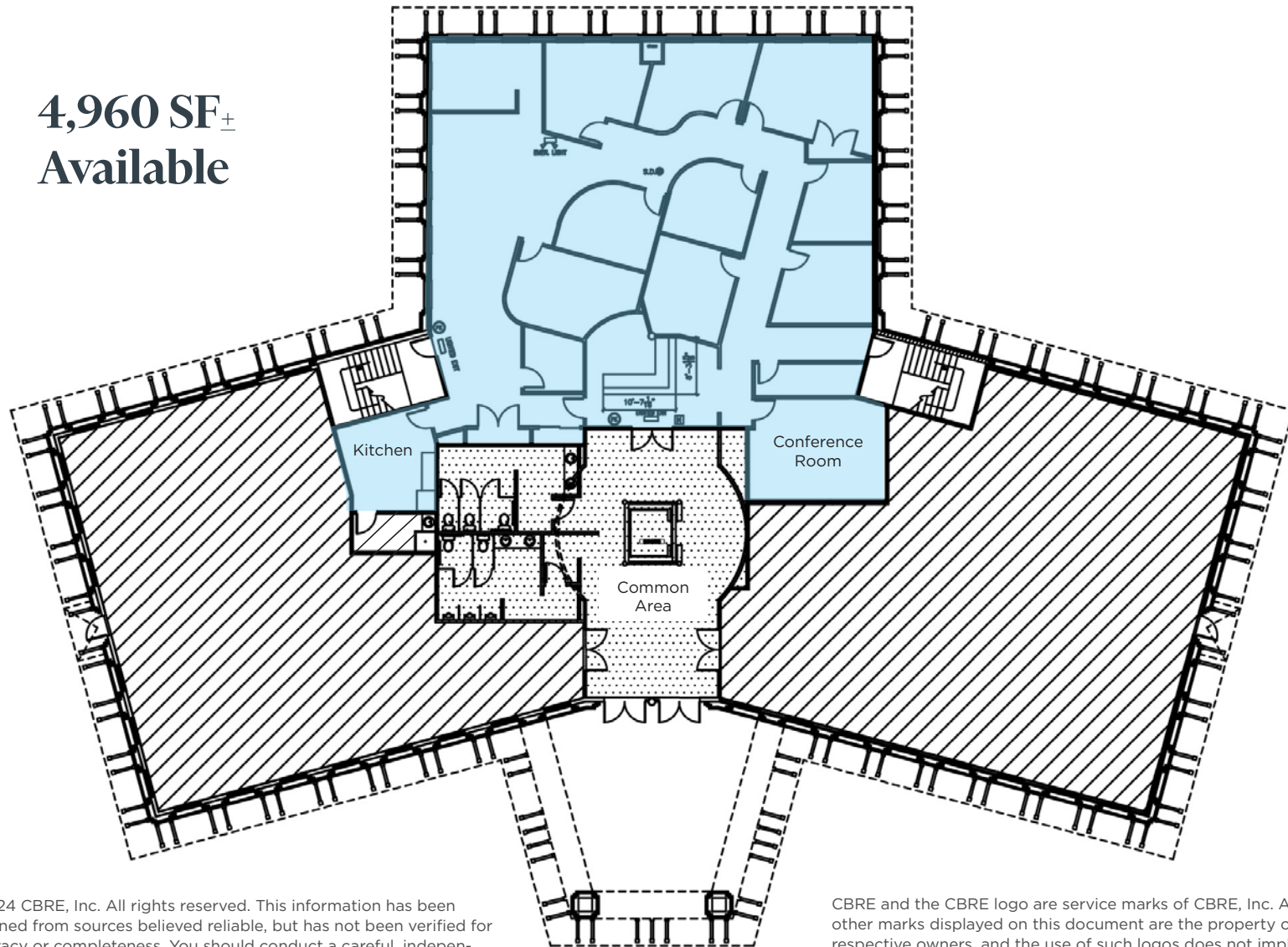
Southpointe Amenities

- ◆ Area Restaurants: All Star Sports Bar and Grill, Toscana Brick Oven, Zoup!, Crazy Mocha, Jackson's, and Los Chiludos
- ◆ Golf Course
- ◆ Walking Trails
- ◆ Health Club
- ◆ PNC Bank
- ◆ Numerous Retail Shops



Floor Plan

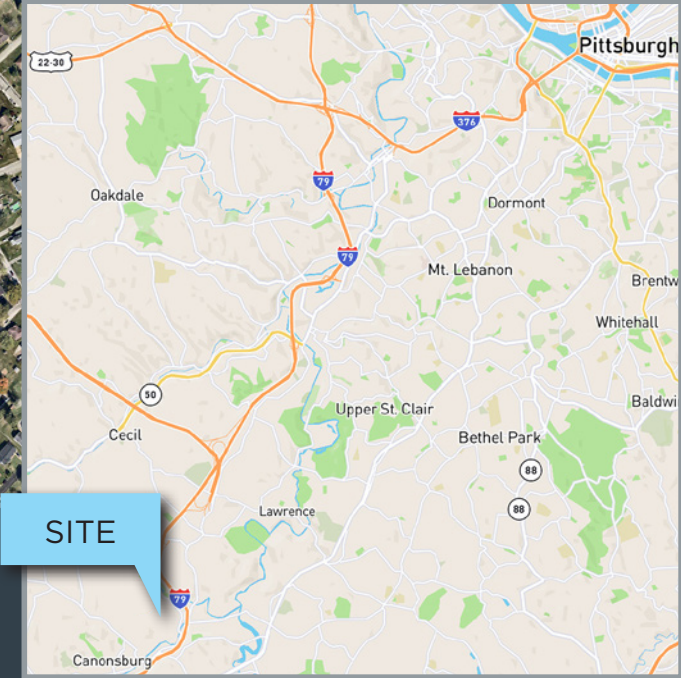
4,960 SF_±
Available



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Location



- ◆ 25 minutes / 20 miles from downtown Pittsburgh
- ◆ 8 minutes / 2.5 miles from Canonsburg
- ◆ 30 minutes / 24 miles to Pittsburgh International Airport