

CLASS A RETAIL/OFFICE BUILDING



FOR LEASE

OFFICE SPACE IN BRENTWOOD TOWNE SQUARE
121 TOWNE SQ. WY., PITTSBURGH PA 15227



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Accelerating success.

121 TOWNE SQUARE WAY, PITTSBURGH PA

PROPERTY HIGHLIGHTS

Brentwood Towne Square is a bustling retail and office development located in the heart of Brentwood, PA, just 5 miles south of Downtown Pittsburgh and accessible directly off major thoroughway Route 51/ Saw Mill Run Boulevard. Building A, a 3-story property consisting primarily of second floor office space, offers frontage on Route 51 and opens directly into the square through the third level.

CLASS A SPACE

THREE VACANCIES WITH ATTRACTIVE LEASE RATES

5,271 RSF is available on the building's first floor, with an additional 1,967 RSF suite and a 3,269 RSF space on the second floor ready for lease.

AMENITIES

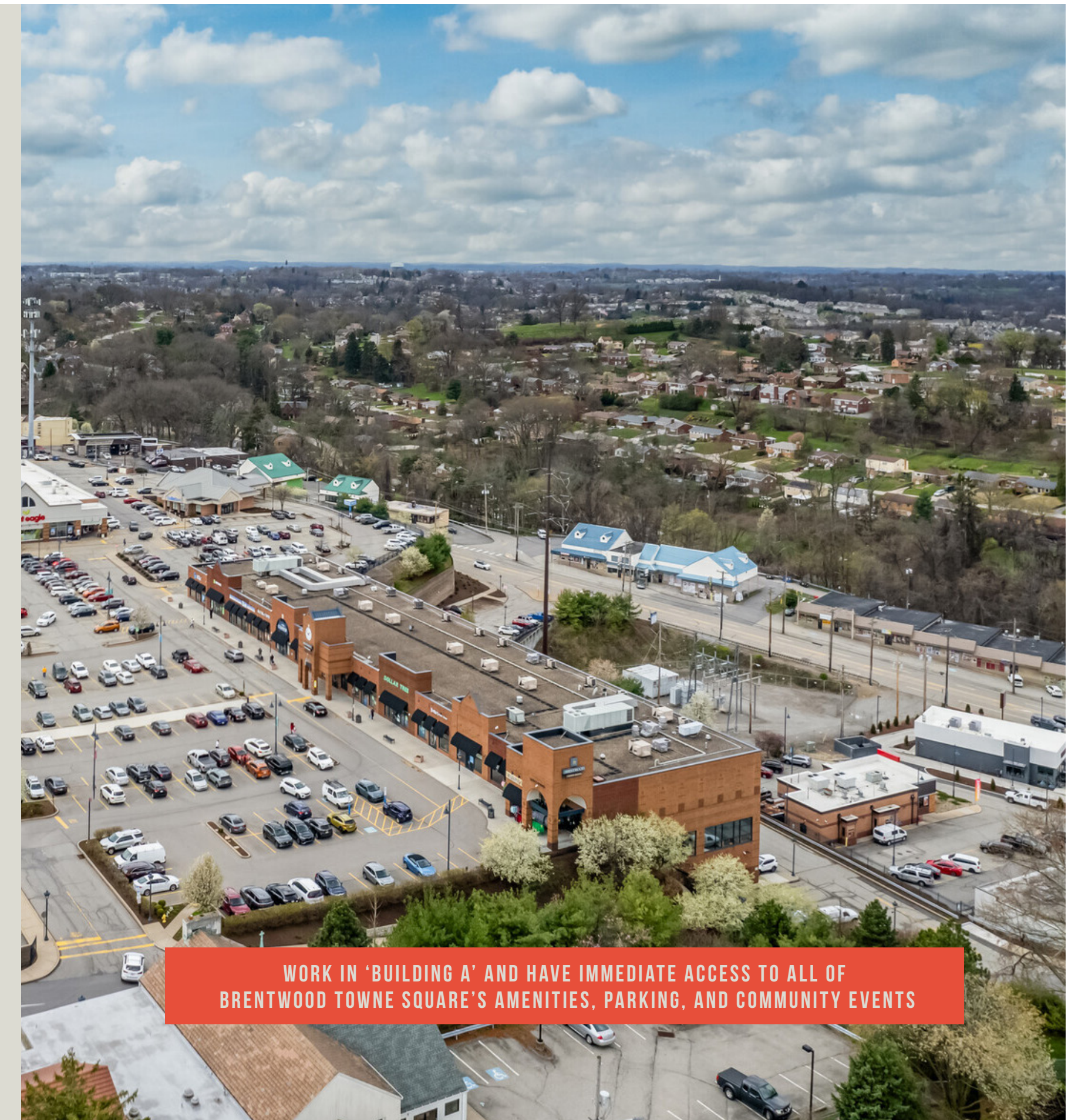
NUMEROUS WALKABLE RESTAURANTS & SHOPS

Brentwood Towne Square houses a Giant Eagle, Starbucks, Wendy's, Tropical Smoothie Cafe, China Wok, Anytime Fitness, USPS branch, La Nail & Tanning salon, and more!

LOCATION

DIRECT ACCESS TO RT. 51 & BROWNSVILLE RD.

Tenants will appreciate abundant, free onsite parking an easy commute to the property via direct access to Route 51, with Downtown Pittsburgh just a 20-minute drivetime away.



WORK IN 'BUILDING A' AND HAVE IMMEDIATE ACCESS TO ALL OF BRENTWOOD TOWNE SQUARE'S AMENITIES, PARKING, AND COMMUNITY EVENTS



BRENTWOOD TOWNE SQ. 3-MILE RADIUS DEMOGRAPHICS REPORT

2024 POPULATION: 101,764

2024 # OF HOUSEHOLDS: 44,058

TOTAL BUSINESSES IN AREA: 3,189

TOTAL EMPLOYEES IN AREA: 35,895

3RD LEVEL





FIRST FLOOR:
5,271 RSF

SECOND FLOOR:
1,967 RSF
3,269 RSF

OFFICE AVAILABILITIES



AMPLE LIT LOBBY AREA



CARPETED FLOORING & RECESSED LIGHTING



DIRECT ACCESS TO TOWNE SQUARE



FRONTAGE ONE ROUTE 51



MODERN SPACE IN CLASS A BUILDING

IMMEDIATE AMENITIES



GameStop

UNITED STATES
POSTAL SERVICE

ANYTIME
FITNESS

ROUTE
51

FINE WINE &
GOOD SPIRITS

DOLLAR TREE

CHIPOTLE
MEXICAN GRILL

GNC

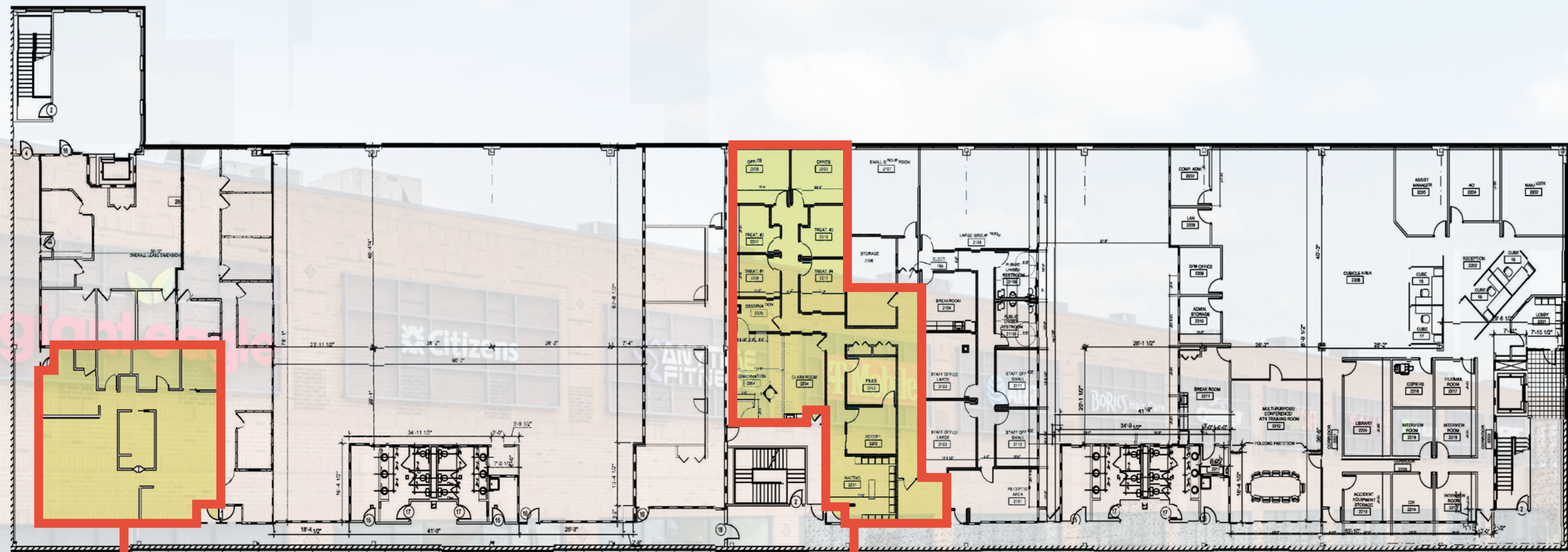
BUILDING A

Wendy's

tropical CAFE
SMOOTHIE



2ND STORY FLOOR PLAN



1,967 RSF

3,269 RSF

CONTACT US FOR DETAILS



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