

THE PINNACLE at VIP DRIVE

121 VIP DRIVE, WEXFORD, PENNSYLVANIA 15090



FOR INFO:

Paul Horan

Principal | Pittsburgh

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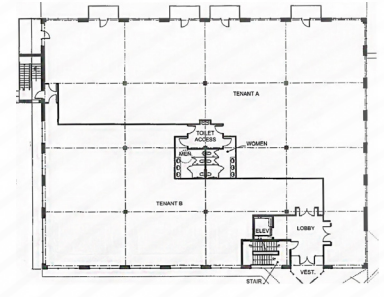
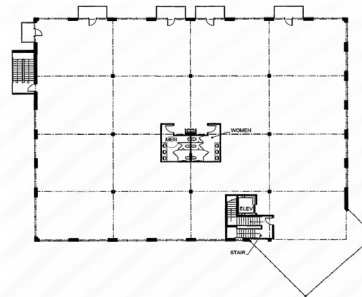
APPROVED CONSTRUCTION FOR **Wexford's newest Class A OFFICE BUILDING**

46,579 SF • 3-Story • Spec Building

Single tenant plan

Multi-tenant plan

FLEXIBLE, EFFICIENT FLOOR PLANS



PROPERTY FEATURES:

- Common outdoor plazas
- Rooftop patio
- Private tenant balconies
- Tenant fitness facility
- Indoor reserved parking
- EV charging station
- Ample surface parking

PROMINENT SIGNAGE & NAMING RIGHTS

- Highly visible location facing U.S. Interstate 79

YOUR LOGO HERE



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Cranberry Twp
15-minute drivetime
Downtown PGH
25-minute drivetime
PGH Intl. Airport
30-minute drivetime

PROPERTY LOCATION



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CONVENIENTLY LOCATED NEAR *dozens of dining and retail* DESTINATIONS

1-MILE RADIUS AMENITIES

- Starbucks Cafe *walking distance!
- Thorn Hill Tap House *walking distance!
- Eat 'n Park Franklin Village
- Sir Pizza Franklin Village
- Lin's Oriental Express Franklin Village
- Dee Jay's BBQ Grille Franklin Village
- Aresenal Cider House Brandt School Rd.
- Soergel Orchards Brandt School Rd.
- The Spot Cafe Brandt School Rd.
- Sheetz Nicholson Rd.
- Baierl Family YMCA Nicholson Rd.

