



800 COMMONWEALTH DRIVE

Warrendale, PA 15086

OFFICE / FLEX SPACE
FOR LEASE

SAMPSON·MORRIS GROUP



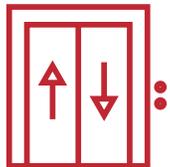
PROPERTY HIGHLIGHTS



**380+
Parking Spaces**



**Over 1MW of Power
With Backup Generator**



**87,895 Over Two Floors
With an Elevator &
Ability to Demise**



**Existing drive-in
door with three pre-
engineered full-size
dock positions**



**Exterior Signage
Available**



FLOOR PLANS

First Floor

51,837
RSF

Second Floor

36,058
RSF

PROPOSED DEMISING OPTIONS FOR FLOOR TWO

Suite 201

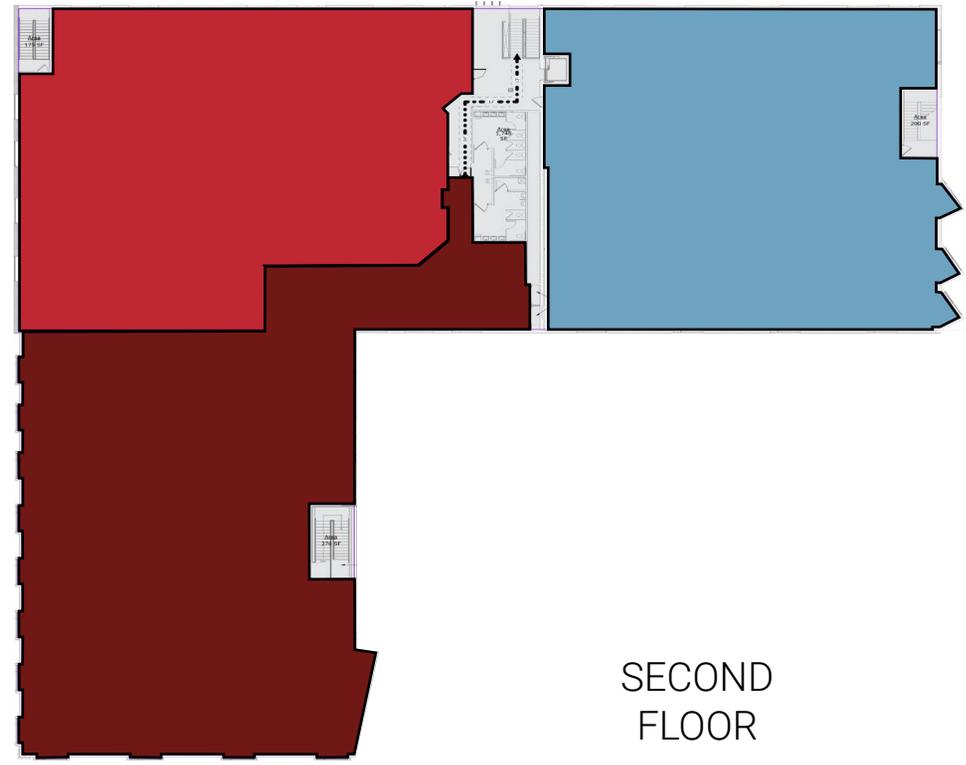
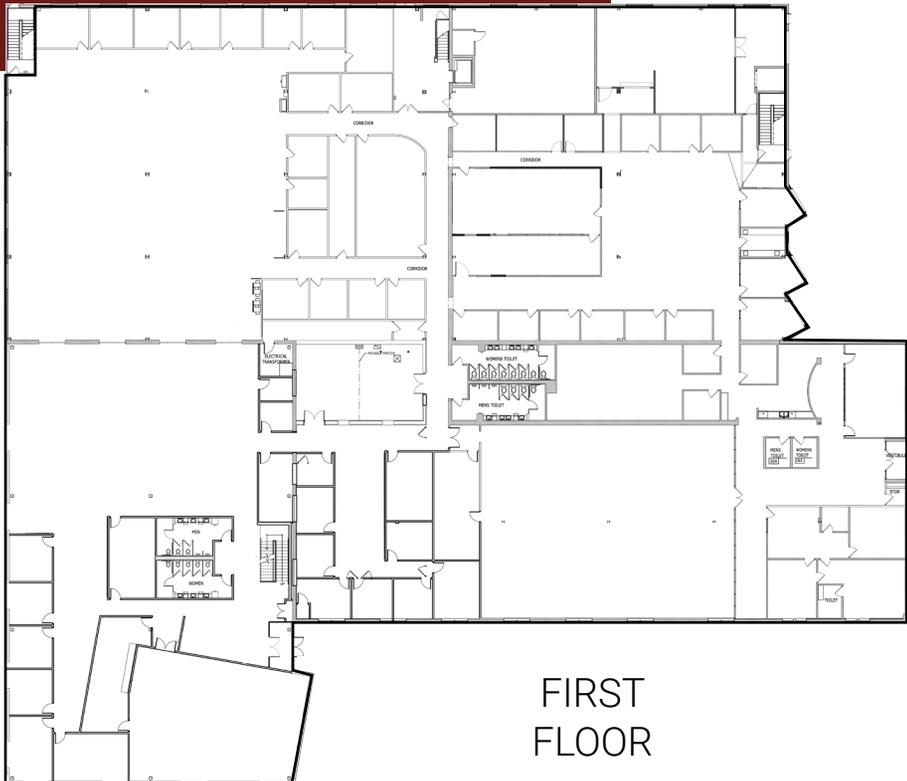
10,992
RSF

Suite 202

11,213
RSF

Suite 203

14,309
RSF



LOCATION MAP

**800
COMMONWEALTH
DRIVE**



103,326
Daytime Population



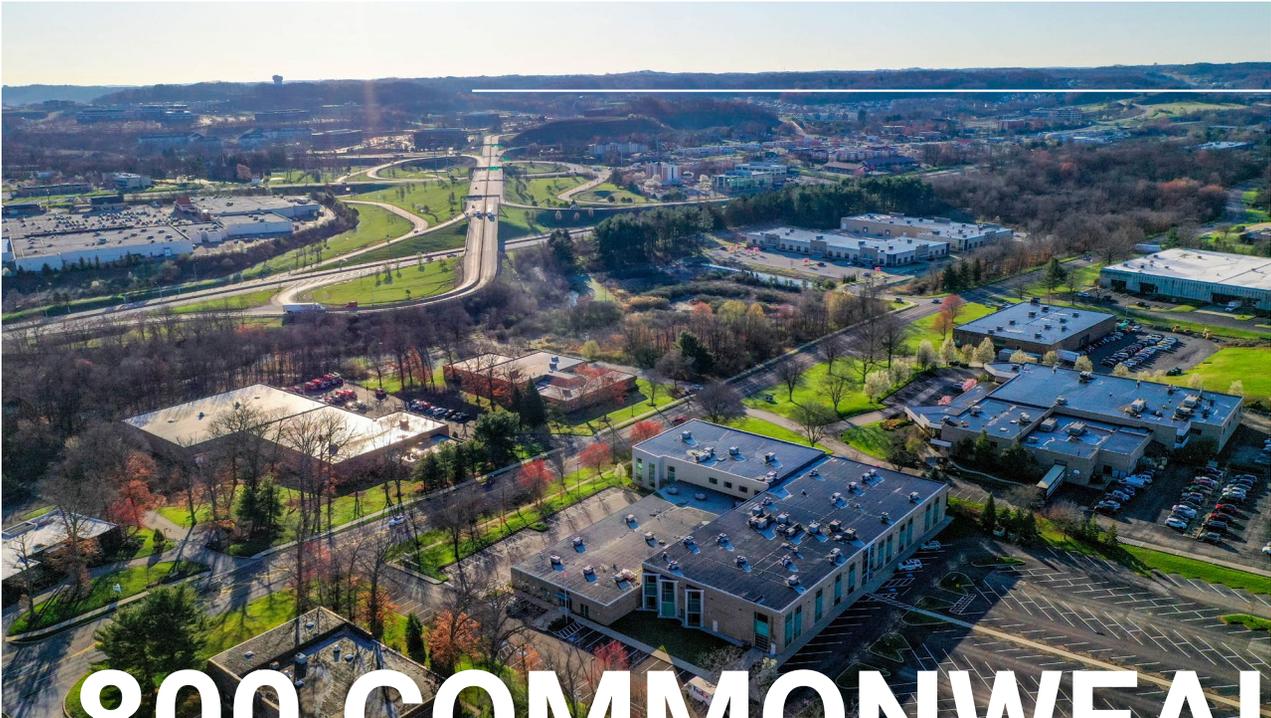
1,000+
Businesses in Cranberry



3.7M
Square Feet of Retail



19
Hotels in the Area



800 COMMONWEALTH DRIVE

Warrendale, PA 15086

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