

# STEALTH



## STEP INTO STEALTH TECHNOLOGY CENTER

### Multiple Suites For Lease

 *Southpointe* 333 TECHNOLOGY DRIVE, CANONSBURG, PA 15317



For more information, contact:

**KELLEY HECKATHORNE**  
+1 412 670 4248  
khoover@burnsscalo.com

**TRENTON MCPHERSON**  
+1 304 542 5148  
tmcpherson@burnsscalo.com




Leasing by:

**NAL Burns Scalo**

COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE



# BUILDING FEATURES

- Renovated Restrooms, Lobby, Signage, Patio
- New Roof
- Class A Office Suites
- 10'-16' Finished Ceiling Height
- Furnished Suites
- Abundant Parking 5/1,000 per SF
- Suite Access 24/7/365
- 2nd Floor Balconies
- Outdoor Patio with Picnic Tables and Smoking Area
- Tenant Lounge with Ping pong, Foosball, Putting Green, Corn Hole, Vending and Balcony
- Loading Dock and Drive-in Access
- 16' Ceiling in Warehouse
- Energy Efficient Reflective Glass, Cuts Heat Rays by 50%
- Security System
- Connectivity: Comcast, Verizon, DQE, Fibernet, Level 3
- Montour Trail Access 
- Home of 
- Green Rated 





**GROUP CLASSES | PERSONAL TRAINING**  
**COMPLIMENTARY TOWELS | LOCKER ROOMS**  
**CHILD CARE | CORPORATE RATES**

# BUILDING AMENITIES



**the Health Club**  
AT SOUTHPOINTE



**TENANT  
LOUNGE AREA**



**SIGNAGE  
OPPORTUNITIES**



**OUTDOOR  
PATIO**



**ON-SITE  
CAFE**



**CONCIERGE SERVICES &  
PROPERTY MANAGEMENT**



**RENOVATED  
LOBBY**



**ENERGY EFFICIENT  
REFLECTIVE GLASS**



**ABUNDANT  
PARKING**



**MONTOUR  
TRAIL ACCESS**



**CONNECTIVITY  
CHOICES**



**EASY  
ACCESS**

# AVAILABLE SPACE



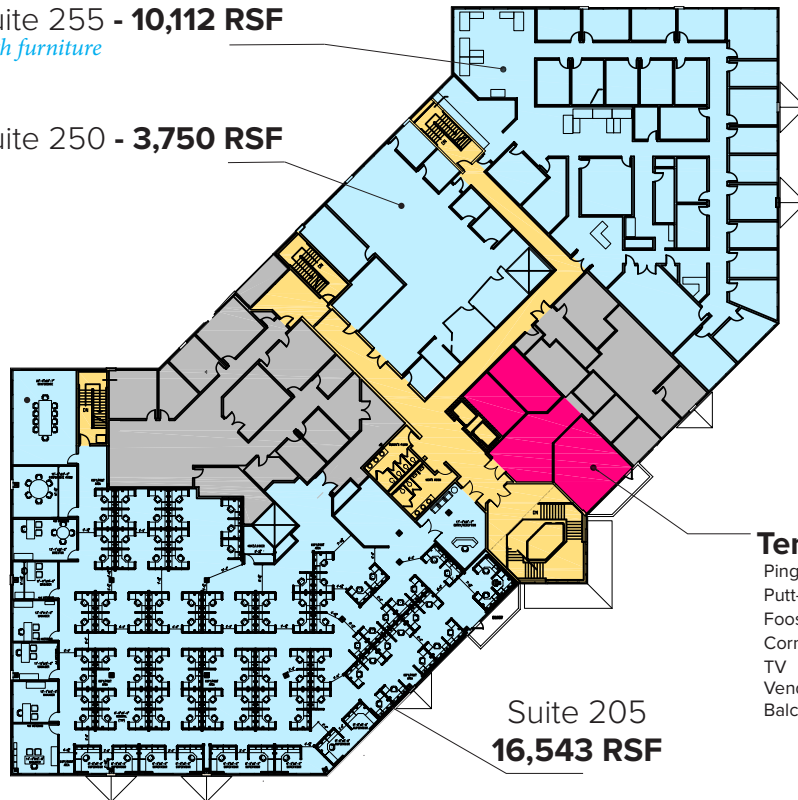
LK Café



**The Health Club**  
AT SOUTHPOINTE

Suite 255 - 10,112 RSF  
*with furniture*

Suite 250 - 3,750 RSF



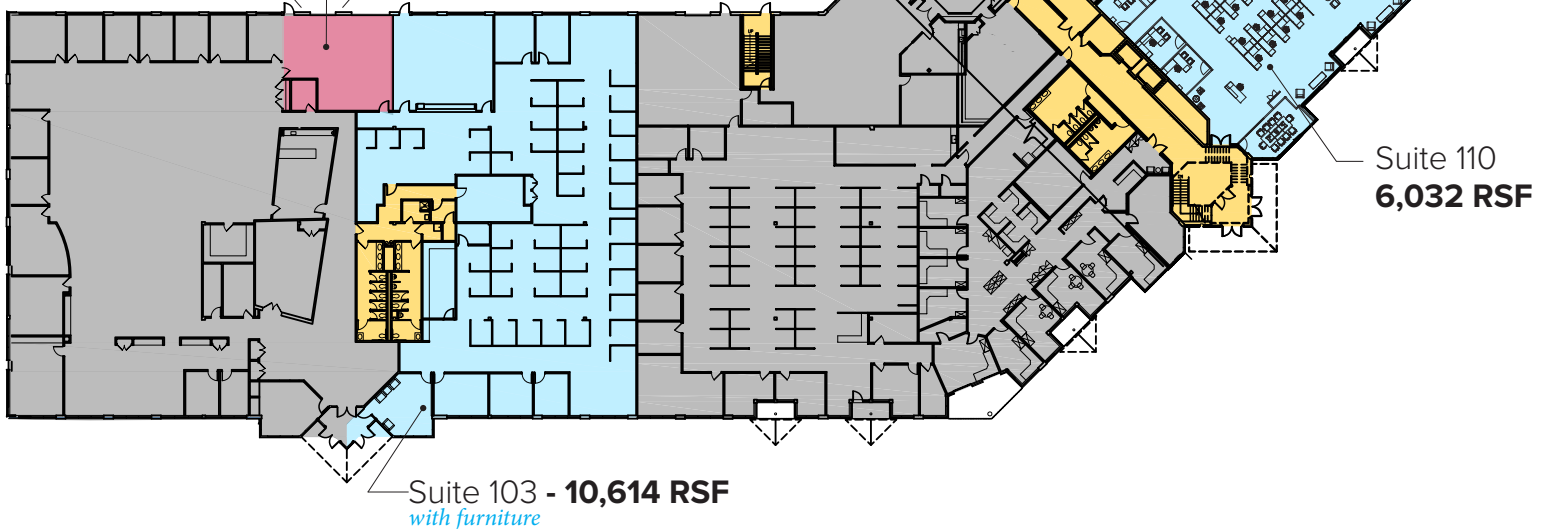
### Tenant Lounge

- Pingpong Table
- Putt-Putt
- Foosball
- Corn Hole
- TV
- Vending
- Balcony

Suite 205  
**16,543 RSF**

Warehouse - 1,500 RSF

Dock Drive-in Door



Suite 110  
**6,032 RSF**

Suite 103 - 10,614 RSF  
*with furniture*

# PROPERTY MANAGEMENT



## ON-LINE SERVICE REQUEST PORTAL

We understand the importance of your team's productivity, wellbeing, and daily experience. That's why Burns Scalo Real Estate Management provides all our clients with 24/7 unmatched care. We take pride in serving your team as you grow and exceed goals.

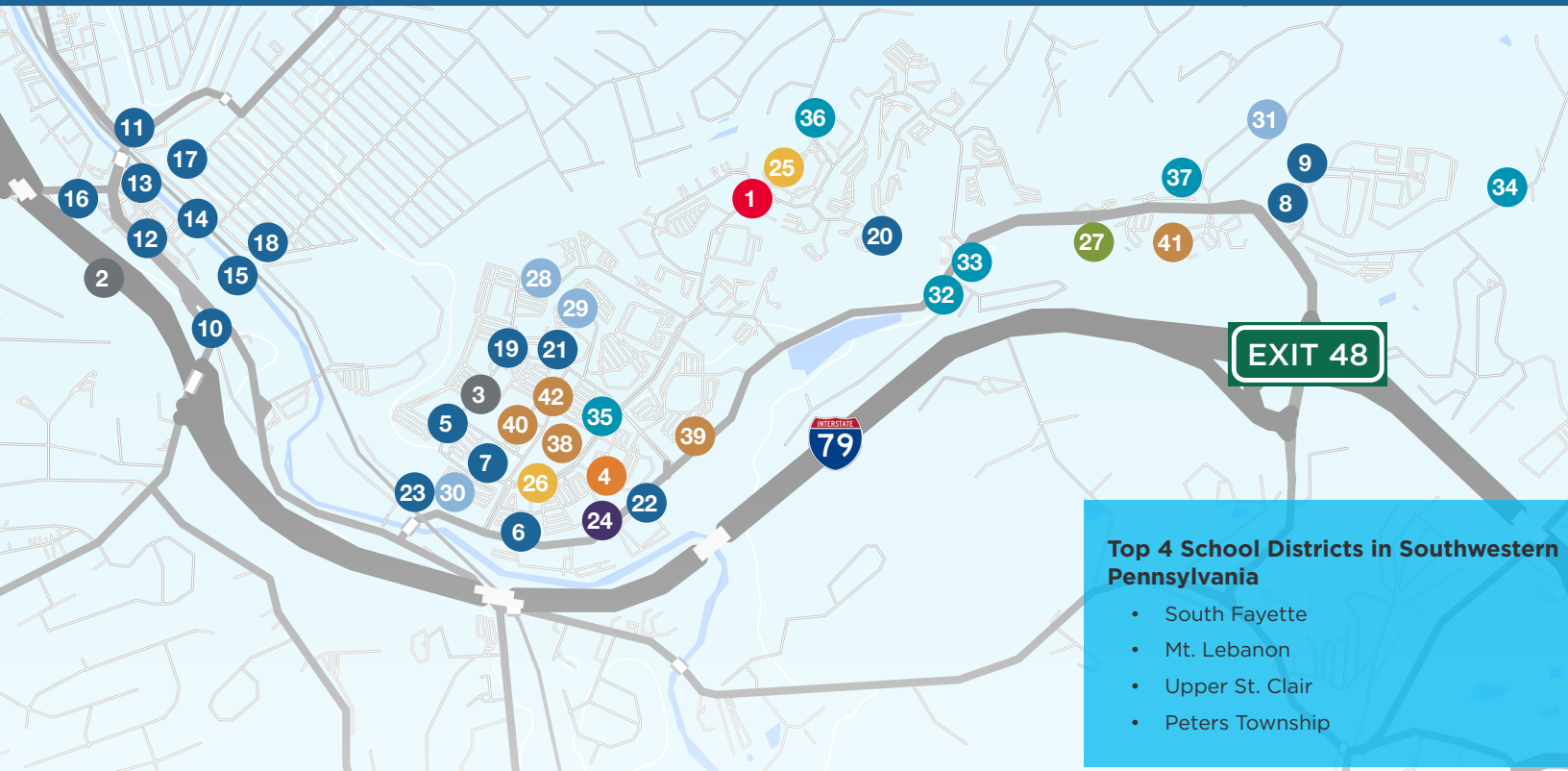
Online maintenance submissions through the Online Client Portal are promptly directed to the field technician and managed by the client concierge team and facilities manager, then tracked by the facilities team to ensure service within 24 hours.

## OUR SERVICES

- Dedicated Client Experience Team.
- On-Site Day & Night Janitorial Services.
- Specialty Services: Food Truck Days, Mobile Car Wash Days, Dry Cleaning Service, etc.
- Ribbon-Cutting Events.
- Assistance in Coordinating Celebratory Events.
- Partner Perks Program. All Burns Scalo Clients can enjoy endless benefits, rewards, and discounts right at their fingertips!

## PARTNER PERKS PROGRAM PARTICIPATING BUSINESSES





**EXIT 48**

**Top 4 School Districts in Southwestern Pennsylvania**

- South Fayette
- Mt. Lebanon
- Upper St. Clair
- Peters Township

**At Southpointe Town Center**

Farmers Market Weekly - May to October  
 Concerts & Events Monthly

# AMENITIES

## WITHIN EASY REACH!

**PROPERTY**

- 1 Stealth

**COFFEE SHOPS**

- 2 Starbucks
- 3 LaBella Bean

**DAYCARE**

- 4 Doodle Bugs

**DINING**

- 5 Zoup
- 6 Nates Chophouse
- 7 Jimmy John's
- 8 Jacksons Restaurant & Bar
- 9 Subway
- 10 McDonalds
- 11 Dunkin
- 12 Wendy's
- 13 KFC
- 14 Papa Johns
- 15 Hog Fathers BBQ
- 16 Walgreens
- 17 Taco Bell

- 18 Sarris Candies
- 19 All Star Sports Bar & Grill
- 20 Los Bajitos
- 21 Toscana Brick Oven
- 22 Bubba Burgers
- 23 R-Bar

**ENTERTAINMENT**

- 24 Printscape Arena at Southpointe

**FITNESS**

- 25 The Health Club At Southpointe
- 26 Barre3

**GOLF**

- 27 Southpointe Golf Club

**HOTELS**

- 28 Holiday Inn Express
- 29 Homewood Suites Hilton
- 30 AC Hotels Marriott
- 31 Hilton Garden Inn

**RESIDENTIAL**

- 32 The Fairway Luxury Condos
- 33 Fairway Landing Patio Homes
- 34 Reserve at Southpointe Apartment Homes
- 35 1400 Main Apartments
- 36 Alto Piano Homes
- 37 Ironwood Homes

**SERVICES**

- 38 WesBanco
- 39 CFS Bank
- 40 Southpointe Nails
- 41 Avis
- 42 The Skin Center



## Overview

Southpointe is packed with great restaurants, shops, apartments, hotels, and office space. Everything you need to live, work, play.

Experience the best of Pittsburgh's South Hills at Southpointe Town Center in the heart of the renowned Southpointe Business Park. The Main Street and Park are the focal point of this walkable Town Center where people live and work with the convenience of banks, fitness center, yoga studio, dentist, nail salon, mail center, restaurants and coffee shop just down the street.

**All your employee recruiting and retention amenities needed for your success.**



# STEALTH

333 TECHNOLOGY DRIVE  
CANONSBURG, PA 15317



For more information, contact:

**KELLEY HECKATHORNE**

+1 412 670 4248

[khoover@burnsscalo.com](mailto:khoover@burnsscalo.com)

**TRENTON MCPHERSON**

+1 304 542 5148

[tmcpherson@burnsscalo.com](mailto:tmcpherson@burnsscalo.com)

**NAI Burns Scalo**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.