

STEALTH



STEP INTO STEALTH TECHNOLOGY CENTER

Multiple Suites For Lease

 *Southpointe* 333 TECHNOLOGY DRIVE, CANONSBURG, PA 15317



For more information, contact:

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Leasing by:

NAIBurns Scalo

COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

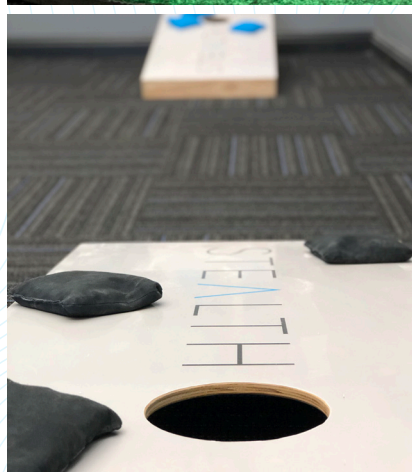


BUILDING FEATURES

- 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
- Montour Trail Access
- Home of  **I.I. Health Club**
AT SOUTHPOINTE
- LEED Certified  and Green Rated 

Economic Incentives/Lower Cost of Doing Business

- No Business Privilege Tax/Mercantile Tax
- 1% Lower Sales Tax in Washington County = 6% Sales Tax



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**

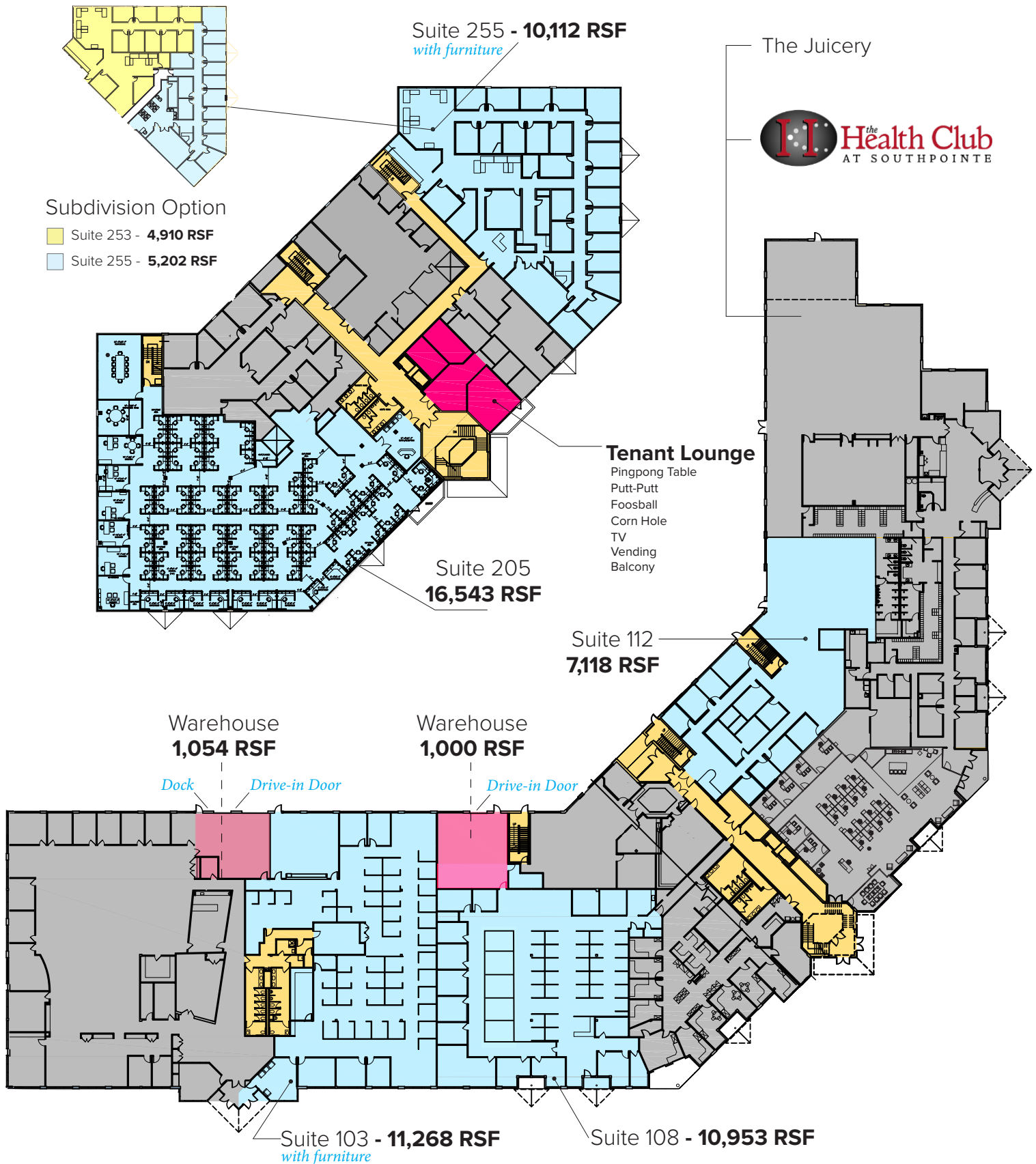


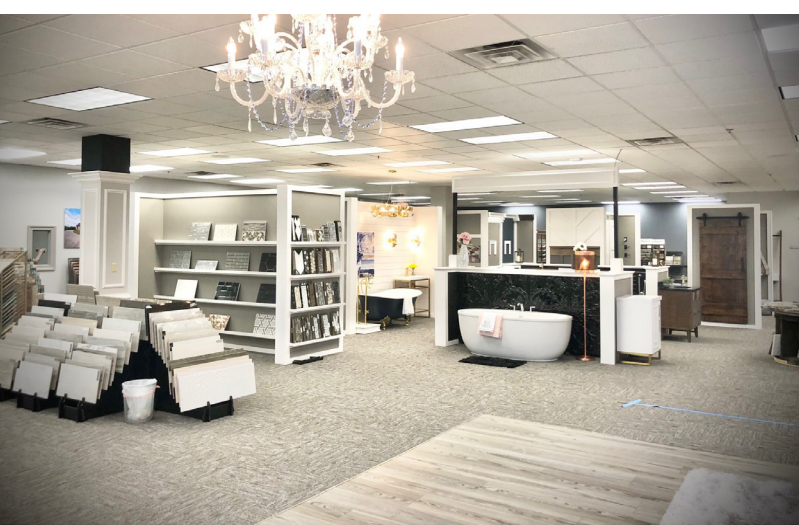
**CONNECTIVITY
CHOICES**



**EASY
ACCESS**

AVAILABLE SPACE





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





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.

