

FOR LEASE



SUMMERFIELD COMMONS

OFFICE PARK

2559 WASHINGTON RD,
PITTSBURGH, PA 15241



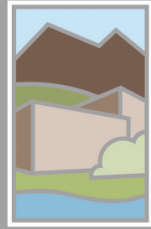
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The logo features a green stylized roof icon above the word "VENTURE" in a bold, sans-serif font. The "V" and "E" are black, while the "N", "T", "U", "R", and "E" are green.

EXECUTIVE SUMMARY



SUMMERFIELD
COMMONS
OFFICE PARK

2559 WASHINGTON RD,
PITTSBURGH, PA 15241

OFFERING SUMMARY

Available SF:	10 - 5,313 SF
Lease Rate:	\$21.50 SF/yr Modified Gross
Lot Size:	7.43 Acres
Parking:	Free Parking in Lot
Building Size:	84,300 SF
Submarket:	South Pittsburgh/Rte 19 Submarket



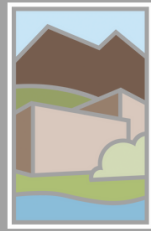
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PROPERTY OVERVIEW

Upper St. Clair's Summerfield Commons Office Park is home to many successful businesses. The strategic location and peaceful atmosphere make our park perfect for any business looking for accessibility while avoiding noise and congestion.

Summerfield offers professionals a park-like setting, walking trails, outdoor areas, waterscapes, free parking, bookable meeting spaces and on-site maintenance.

PROPERTY HIGHLIGHTS

- Business Community: 11 Buildings, over 50 businesses in the park
- A variety of space types available, Co-Working, Private Offices, Private Suites from 681 - 5,313 SF
- Bookable shared conference rooms and event space
- Custom Buildouts: Spaces can be customized to match your business's operations and branding.
- On-site Property Manager and Maintenance
- Park Like Setting: take a walk through the park on your lunch break, experience views of landscape and waterscape.
- Easy Access to Routes 19 & 79 and local amenities
- Privacy: Private Entrances, Individual HVAC System, Private Restrooms
- Some spaces offer Cathedral Ceilings

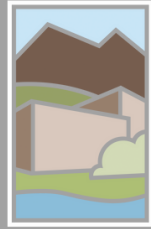
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LOCATION MAP



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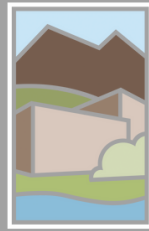
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RETAILER MAP



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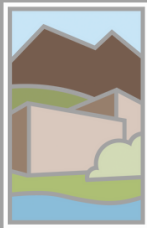
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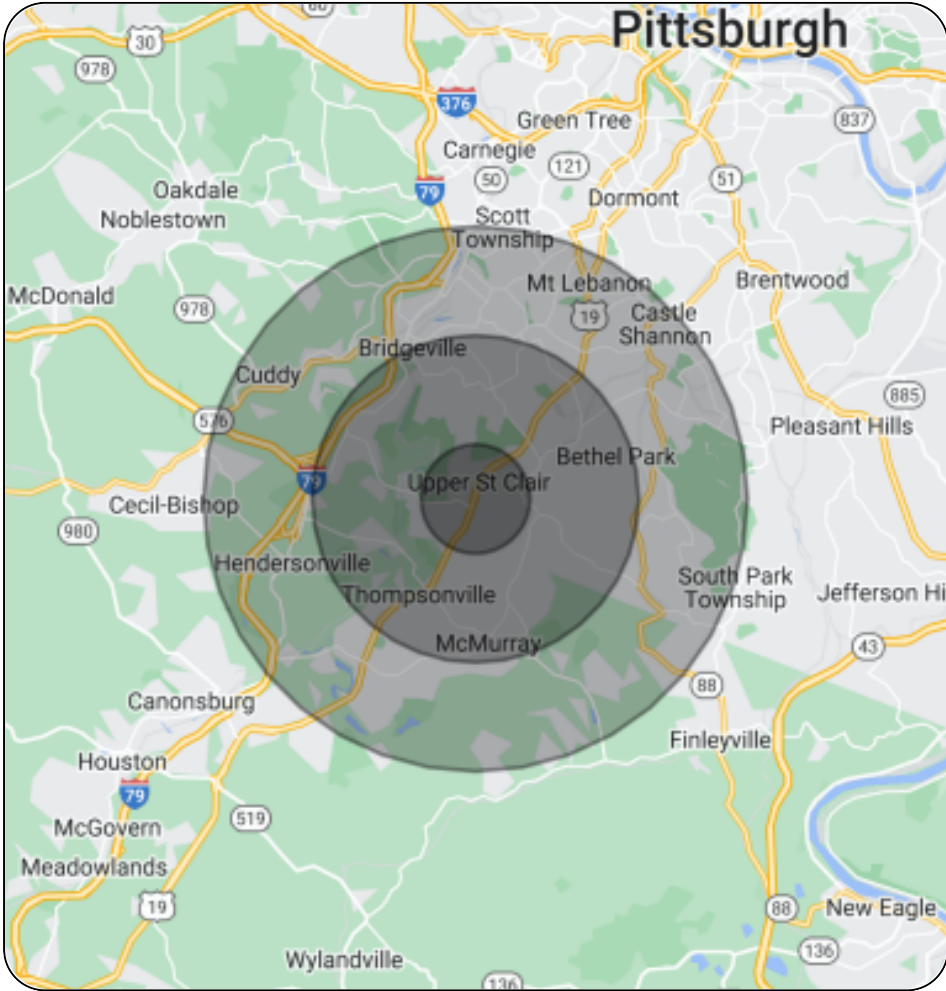
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DEMOGRAPHICS MAP



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,063	53,270	139,906
Median Age	44.8	44.2	44.8
Median Age (Male)	44.1	42.8	42.9
Median Age (Female)	45.7	45.5	46.4

POPULATION	1 MILE	3 MILES	5 MILES
Total Households	2,158	19,979	54,861
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$140,716	\$110,433	\$97,295
Average House Value	\$287,100	\$269,147	\$239,685

** Demographic data derived from 2020 ACS - US Census*

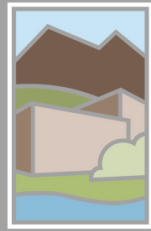
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ADDITIONAL PHOTOS



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