

CLASS A RETAIL/OFFICE BUILDING



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# PROPERTY HIGHLIGHTS

Brentwood Towne Square is a bustling retail and office development located in the heart of Brentwood, PA, just 5 miles south of Downtown Pittsburgh and accessible directly off major throughway Route 51/ Saw Mill Run Boulevard. Building A, a 3-story property consisting primarily of second floor office space, offers frontage on Route 51 and opens directly into the square through the third level.

CLASS A SPACE

THREE VACANCIES WITH ATTRACTIVE LEASE RATES

AMENITIES

NUMEROUS WALKABLE RESTAURANTS & SHOPS

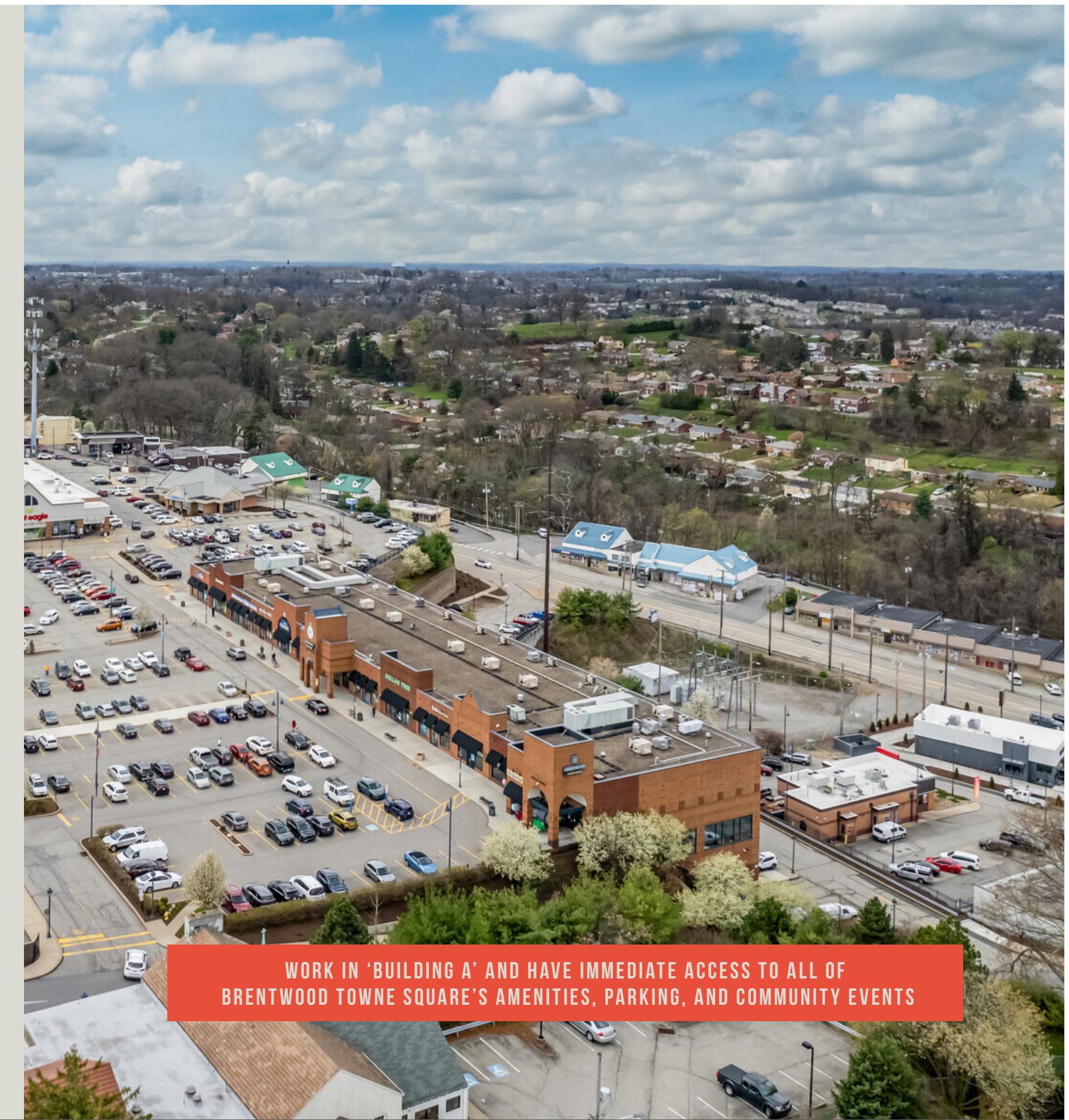
LOCATION

DIRECT ACCESS TO RT. 51 & BROWNSVILLE RD.

5,271 RSF is available on the building's first floor, with an additional 1,967 RSF suite and a 3,269 RSF space on the second floor ready for lease.

Brentwood Towne Square houses a Giant Eagle, Starbucks, Wendy's, Tropical Smoothie Cafe, China Wok, Anytime Fitness, USPS branch, La Nail & Tanning salon, and more!

Tenants will appreciate abundant, free onsite parking and easy commute to the property via direct access to Route 51, with Downtown Pittsburgh just a 20-minute drivetime away.



WORK IN 'BUILDING A' AND HAVE IMMEDIATE ACCESS TO ALL OF BRENTWOOD TOWNE SQUARE'S AMENITIES, PARKING, AND COMMUNITY EVENTS



## BRENTWOOD TOWNE SQ. 3-MILE RADIUS DEMOGRAPHICS REPORT

2024 POPULATION: 101,764

2024 # OF HOUSEHOLDS: 44,058

TOTAL BUSINESSES IN AREA: 3,189

TOTAL EMPLOYEES IN AREA: 35,895

3RD LEVEL



# OFFICE AVAILABILITIES



AMPLIFY LIT LOBBY AREA



CARPETED FLOORING & RECESSED LIGHTING



DIRECT ACCESS TO TOWNE SQUARE



FRONTAGE ONE ROUTE 51



MODERN SPACE IN CLASS A BUILDING



**FIRST FLOOR:**  
**5,271 RSF**

**SECOND FLOOR:**  
**1,967 RSF**  
**3,269 RSF**

# IMMEDIATE AMENITIES



# 2ND STORY FLOOR PLAN

**1,967 RSF**

**3,269 RS**

**CONTACT US FOR DETAILS**



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