

171 HILLPOINTE
DRIVE

CANONSBURG, PA 15317

OFFICE SPACE FOR LEASE

ELKEN CENTER | SOUTHPOINTE

4,960 SF AVAILABLE

\$19.95 PSF Full Service



CBRE

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PROPERTY OVERVIEW



- Building Size: 20,248 SF±
- Property Size: 3.24 Acres±
- Parking: 75 free surface spaces
Ratio of 3.7 per 1,000 SF
- Signage available
- Creative and unique office architecture
- Spacious, fully-equipped kitchen in each suite
- Floor-to-ceiling windows
- Zoning: SD - Special Development



- AVAILABLE IMMEDIATELY -
- MOVE-IN CONDITION -



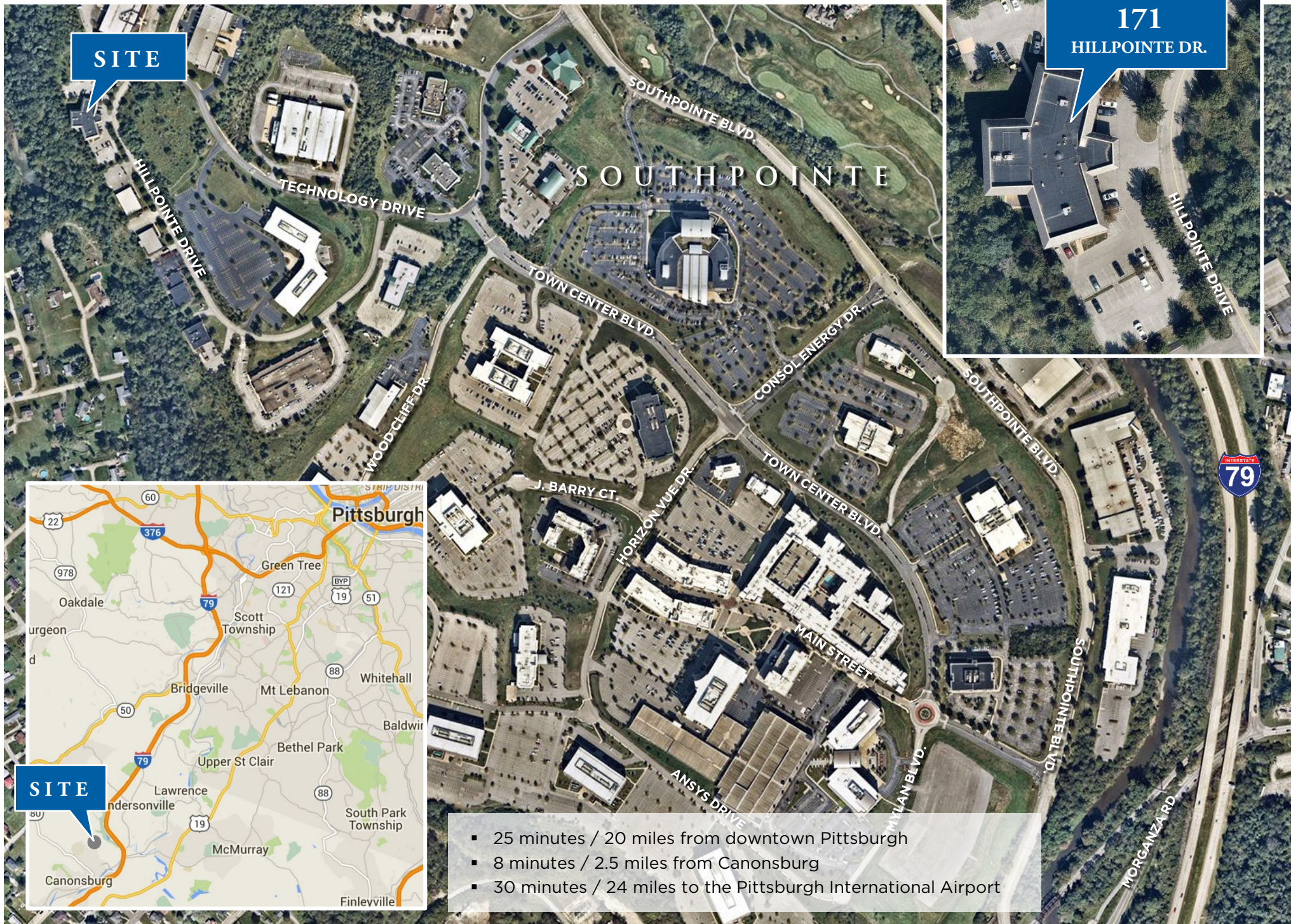


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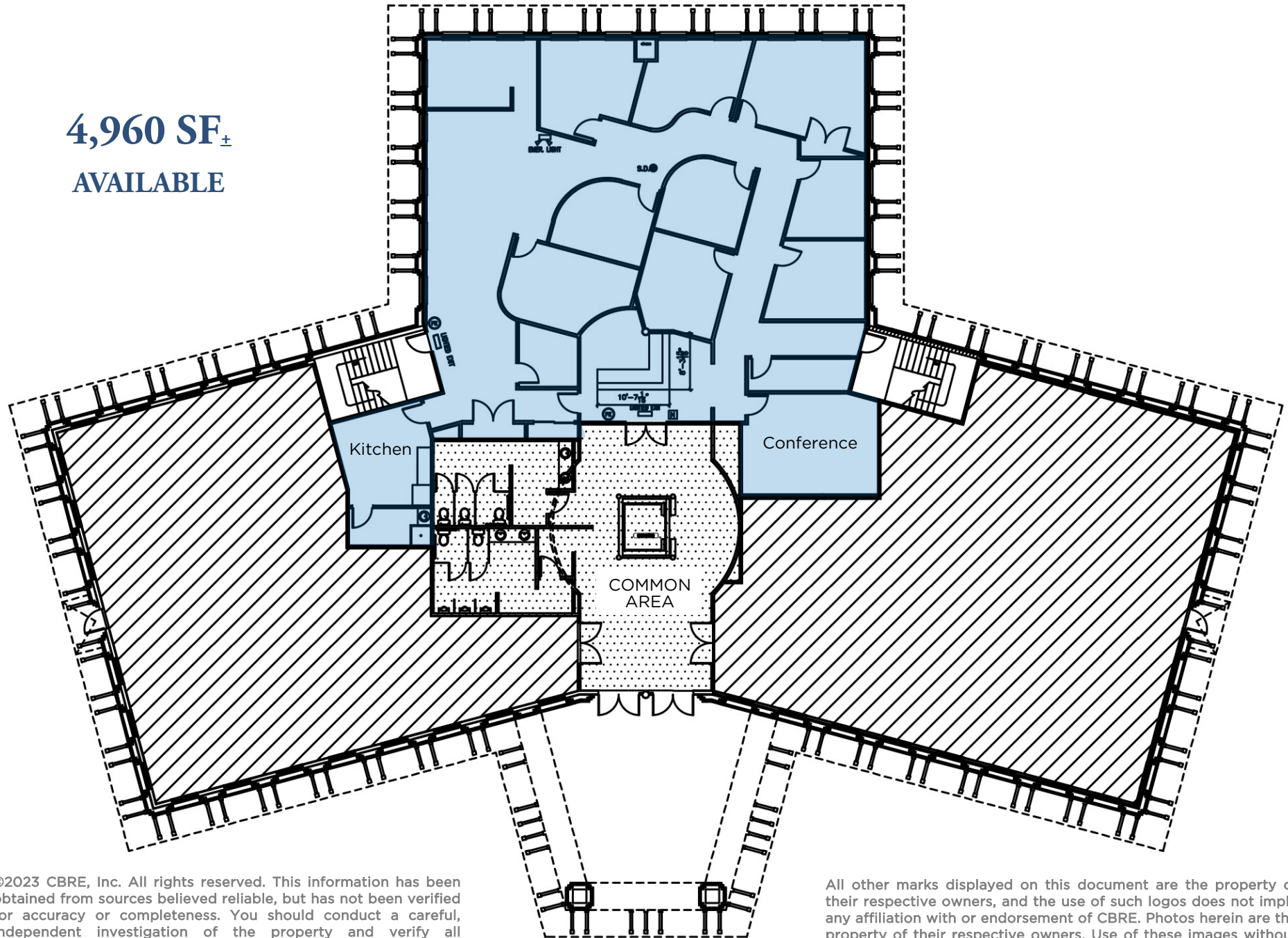
LOCATION



- 25 minutes / 20 miles from downtown Pittsburgh
- 8 minutes / 2.5 miles from Canonsburg
- 30 minutes / 24 miles to the Pittsburgh International Airport

FLOOR PLAN

4,960 SF_±
AVAILABLE



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