

**171** HILLPOINTE  
DRIVE

CANONSBURG, PA 15317

OFFICE SPACE FOR LEASE  
ELKEN CENTER | SOUTHPOINTE

**4,960 SF<sub>±</sub> 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 -





*171*  
HILLPOINTE  
DRIVE



# LOCATION



171  
HILLPOINTE DR.

SITE

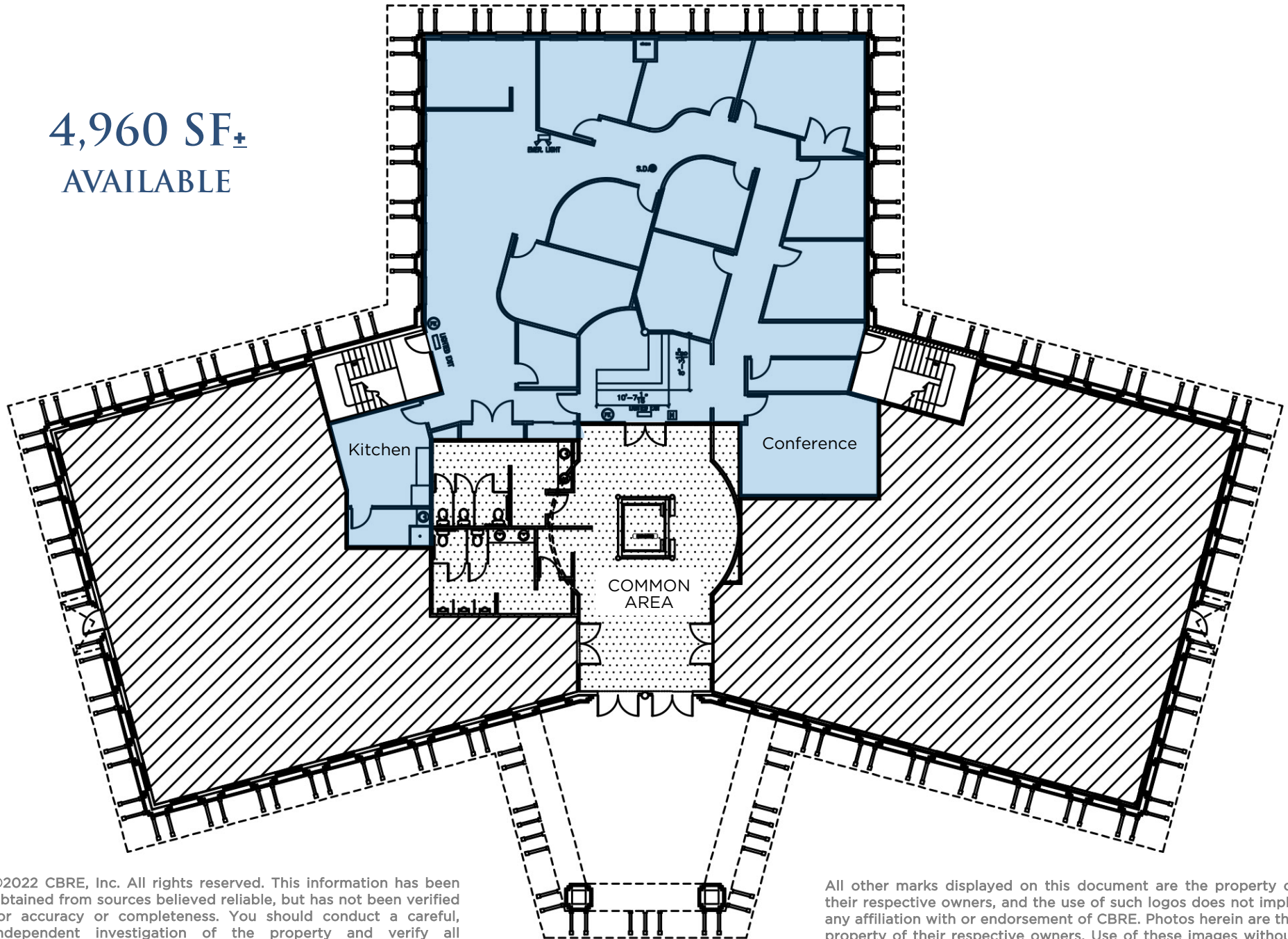
SOUTHPOINTE

SITE

- 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<sub>±</sub>  
AVAILABLE



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