

171 HILLPOINTE
DRIVE

CANONSBURG, PA 15317

OFFICE SPACE FOR LEASE
ELKEN CENTER | SOUTHPOINTE

4,960 SF_± AVAILABLE

\$19.95 PSF Full Service



CBRE

KIM CLACKSON, SIOR
Executive Vice President
412.471.3018
kim.clackson@cbre.com

MATT CLACKSON
First Vice President
412.471.4069
matt.clackson@cbre.com

NICOLE CLACKSON ROSSMAN
Senior Associate
412.471.3385
nicole.clackson@cbre.com

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



SITE

171
HILLPOINTE DR.

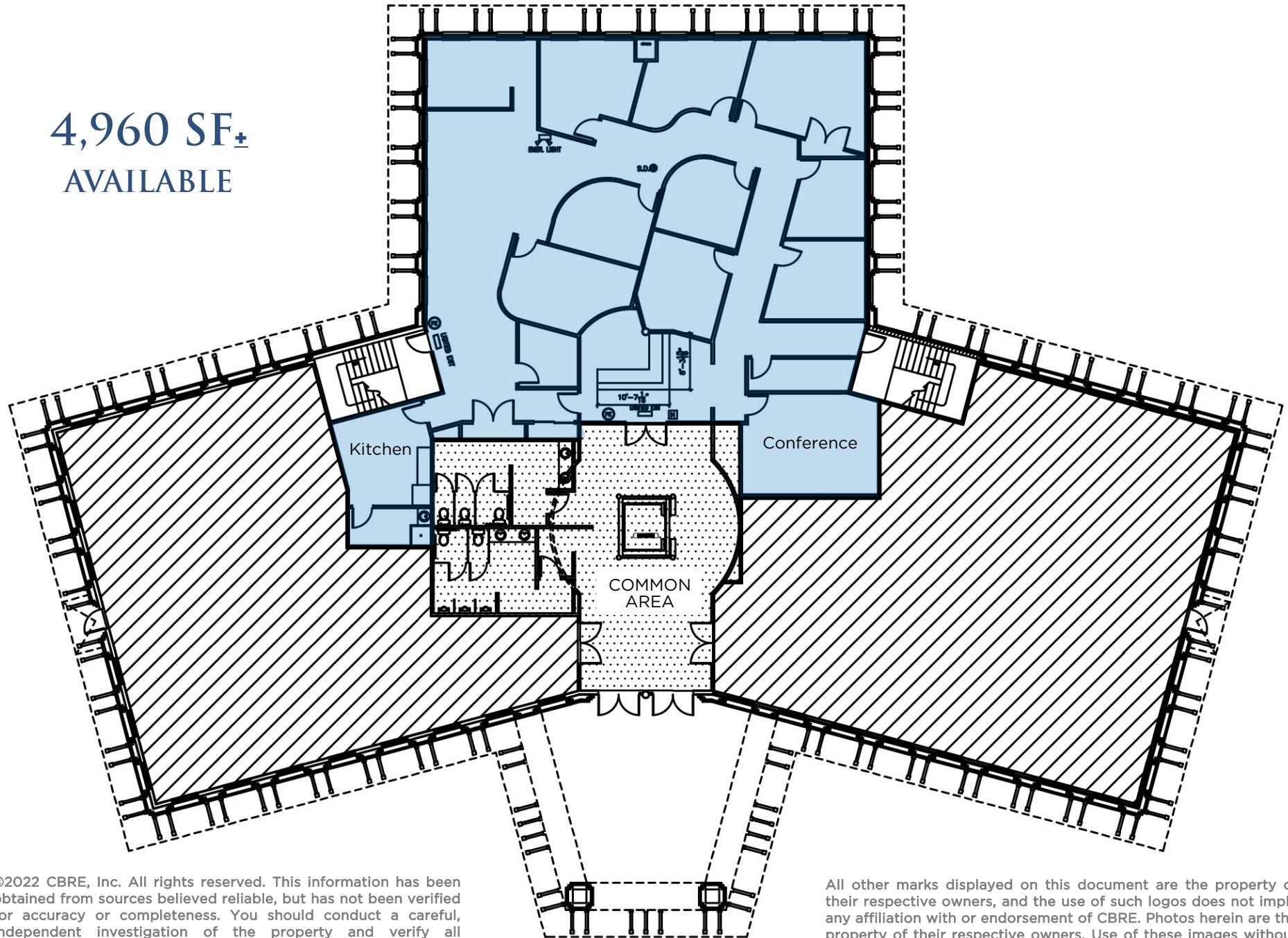
SOUTHPOINTE

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_±
AVAILABLE



©2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc.

All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.