

■ Office Space for Lease - Southpointe

\$18.50 PSF Full Service

## 4 Grandview Circle

Canonsburg, PA 15317



■ 3,181 SF<sub>±</sub> / 3,601 SF<sub>±</sub> / 3,346 SF<sub>±</sub>

Available on 2nd Floor

**CBRE**



## ■ Property Features

- Building Size: 27,000 SF
- Two-Story Office Building
- Furniture Available
- Well-Designed Office Layout
- Move-in Condition
- Abundant Free Parking
- Floor Size: 13,500 SF



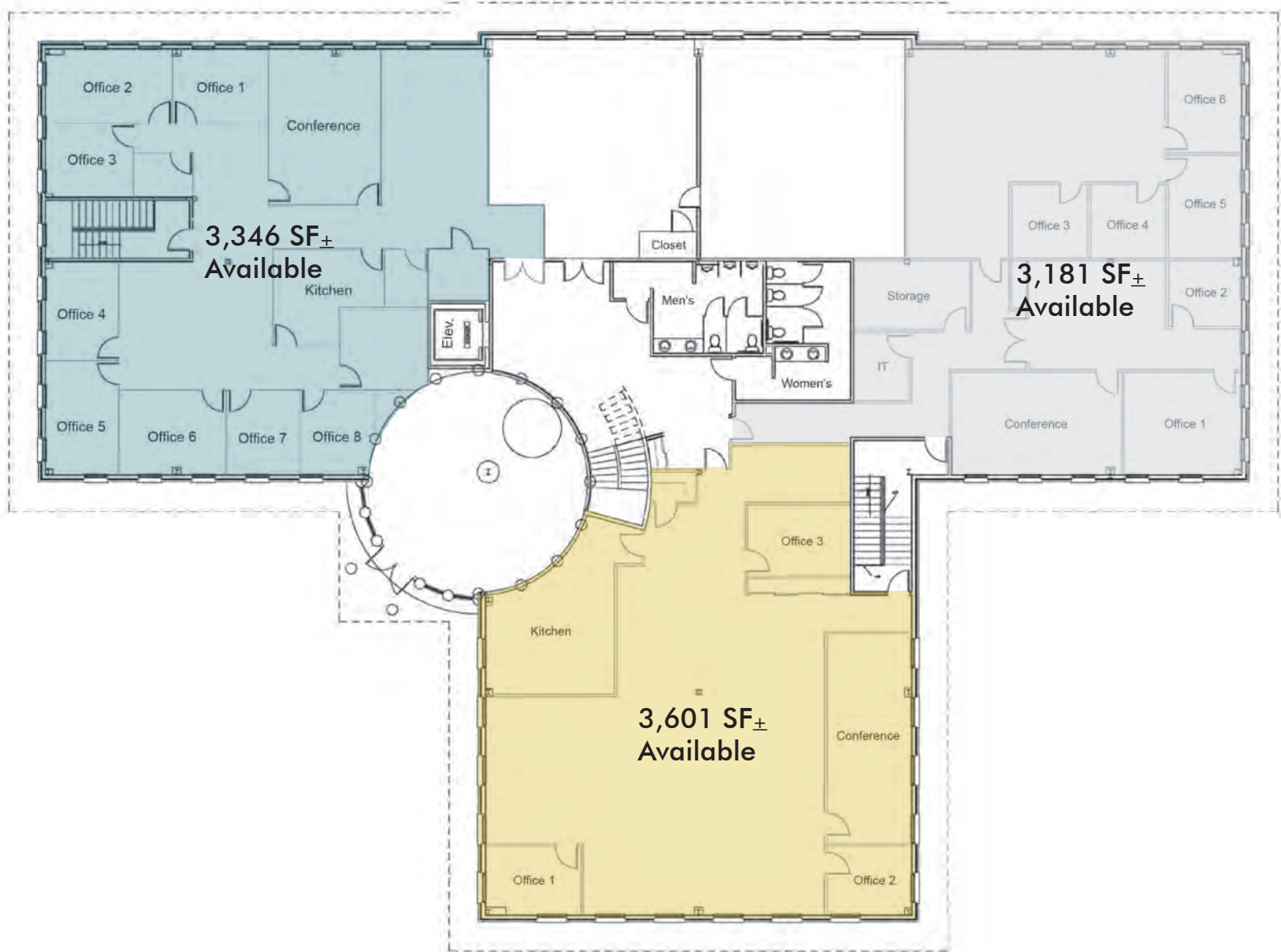


## ■ Southpointe Amenities

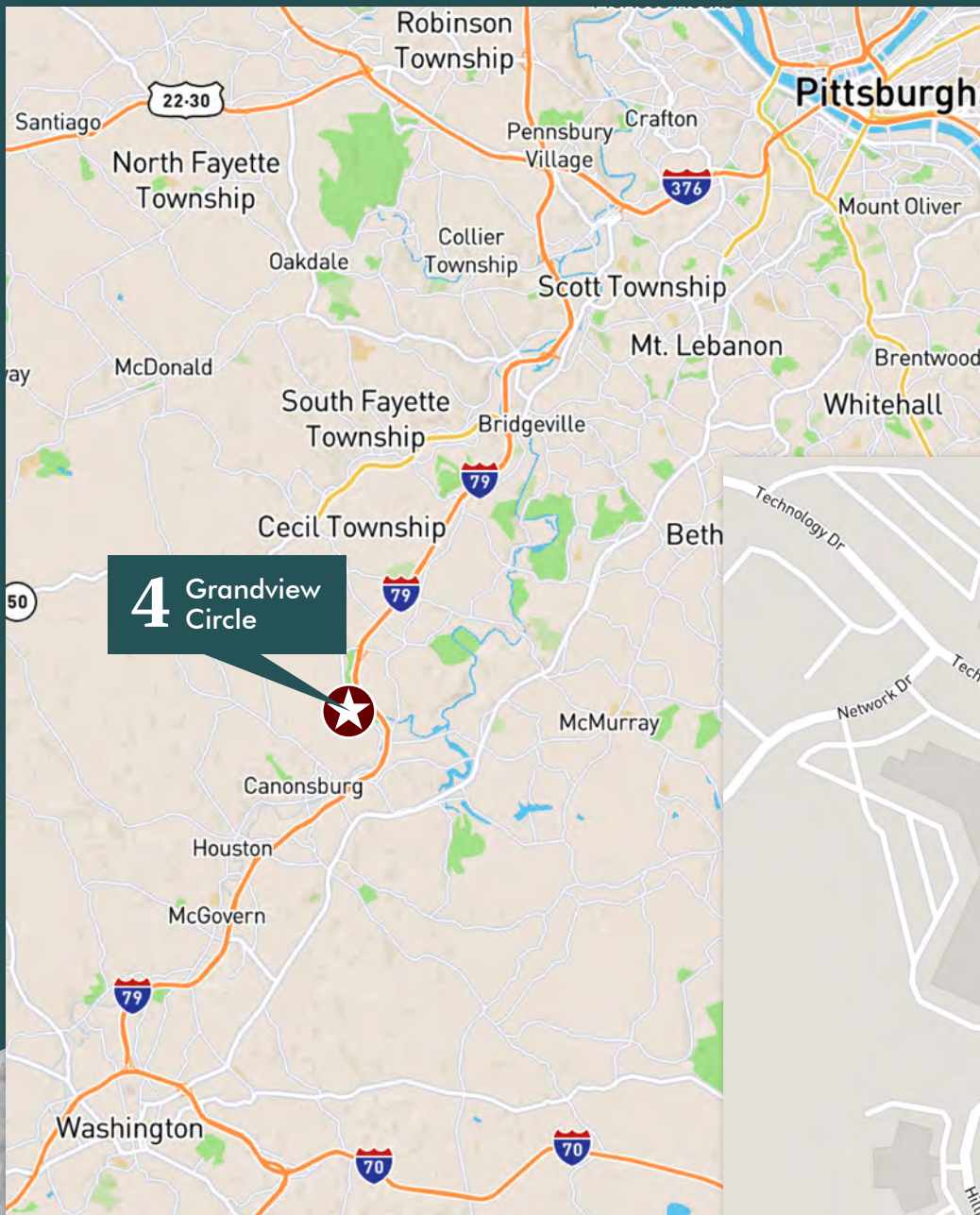
- Area Restaurants: All Star Sports Bar and Grill, Toscana Brick Oven, Zoup!, Crazy Mocha, Jackson's, and Los Chiludos
- Golf Course
- Walking Trails
- Health Club
- PNC Bank
- Other Numerous Retail Shops



## ■ 2nd Floor Plan

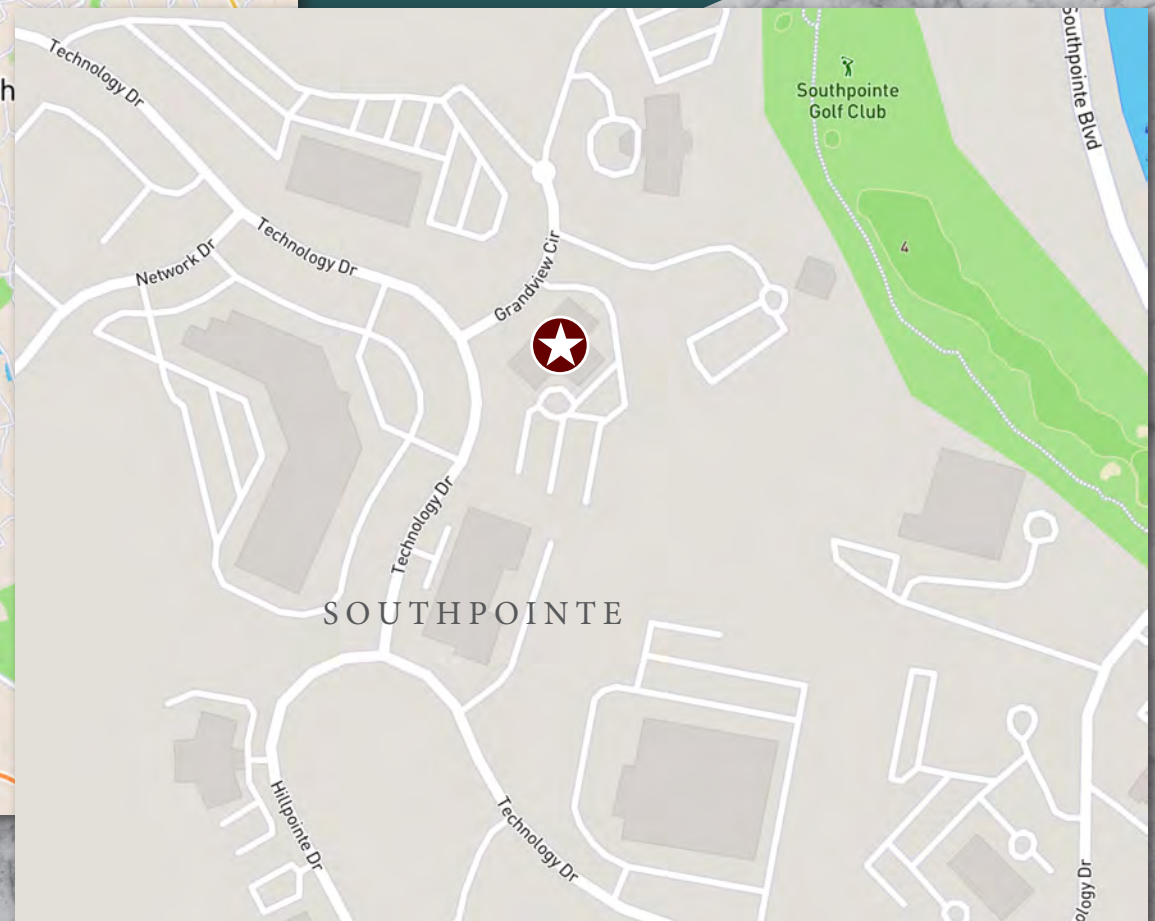






## Location

- 1.3 miles / 3 minutes from I-79 (Southpointe Exit)
- 7 minutes / 2.4 miles from Canonsburg
- 30 minutes / 20 miles from downtown Pittsburgh
- 30 minutes / 24 miles from Pittsburgh International Airport
- 20 minutes / 10 miles from Washington







## ■ Contact Us

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