

SOUTHPOINTE OFFICE BUILDING

FOR SALE: \$3.1 Million
LEASE: \$20.95 PSF FS

400 WOODCLIFF DRIVE

CANONSBURG, PA 15317

2-Story Class A Office Building

CBRE

PROPERTY HIGHLIGHTS



BUILDING SIZE:
30,000 SF



PARKING SPACES
143



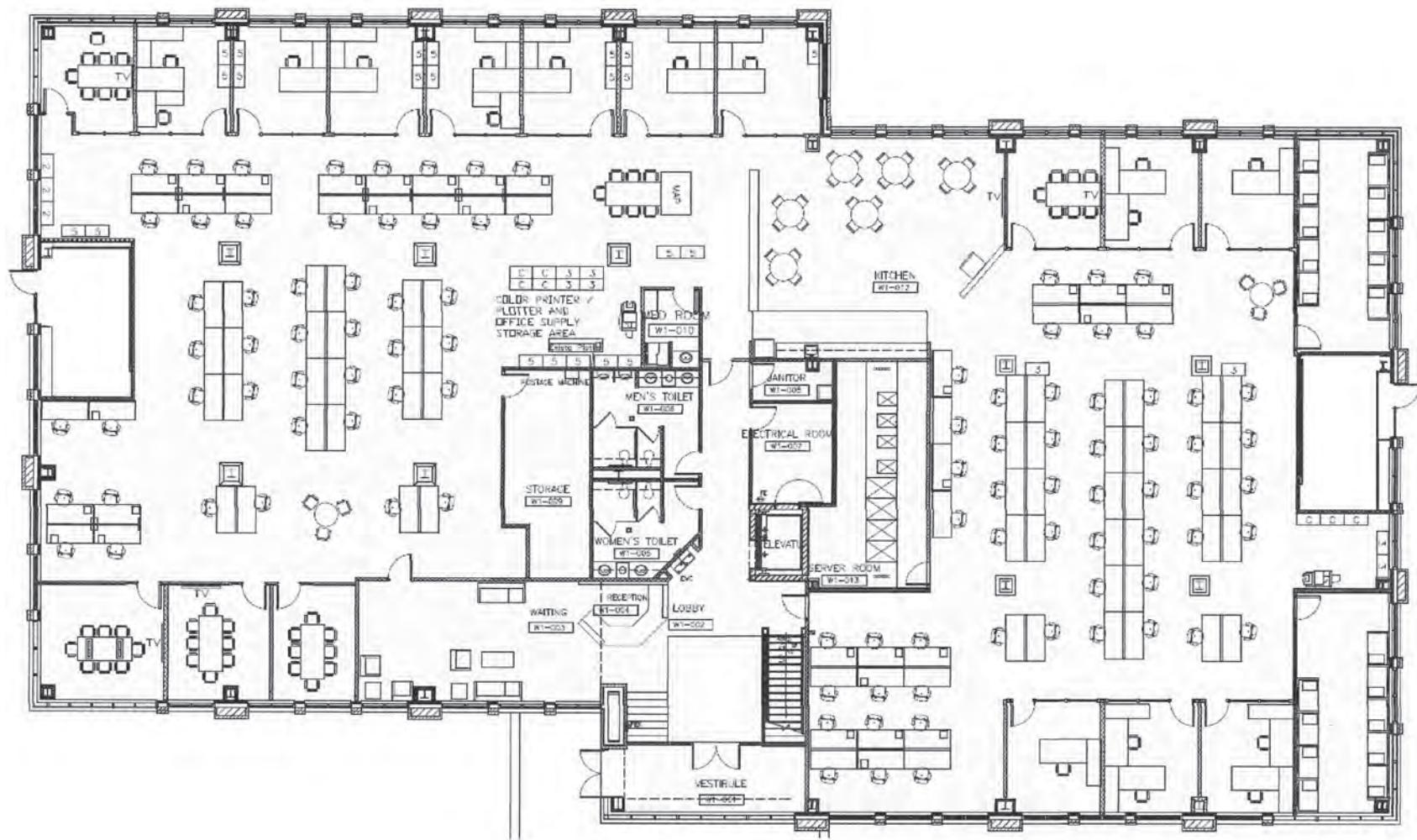
FURNITURE
AVAILABLE

- ❖ SUBDIVIDABLE
- ❖ WELL-DESIGNED OFFICE LAYOUT
- ❖ STONE COLUMNS & FEATURES
 - Wood flooring throughout
 - Wood panel ceilings in exec. offices and board rooms
- ❖ ZONING: S-D Special Development
- ❖ FLOOR SIZE: 15,000 SF
- ❖ ABUNDANT NATURAL LIGHT





FIRST FLOOR



SECOND FLOOR



SOUTHPOINTE AMENITIES

Southpointe Town Center is a vibrant, walkable community hub that blends lifestyle, business, and leisure. Enjoy various restaurants, hotels, golf, walking trails, numerous retail shops, and more!

EAT



Restaurants & Cafés

- Nate's Chop House
- All Star Sports Bar & Grill
- Bubba's Gourmet Burghers & Beer
- LaBella Bean Coffee
- Eastern Palace (Asian cuisine)
- Toscana Brick Oven (Italian)
- Vincent's Southpointe
- Zoup! (Soups and Sandwiches)
- Los Bajitos Mexican Restaurant & Grill
- Baxter's R-Cade
- All-Star Sports Bar & Grill
- R-Bar (inside the AC Lounge)
- Subway
- Jimmy John's

STAY & PLAY



Hotels

- AC Hotel by Marriott Pittsburgh Southpointe (modern amenities, fitness center, bar/lounge & restaurant)
- Hilton Garden Inn
- Holiday Inn Express & Suites
- Homewood Suites by Hilton

Apartments & Living

- 1400 Main Street Apartments
- Reserve at Southpointe
- Fairway Landing Patio Homes
- The Fairway Condominiums

Fitness & Wellness

- Southpointe Fitness Center
- Yoga studio
- Barre3

SERVICES & SHOPS

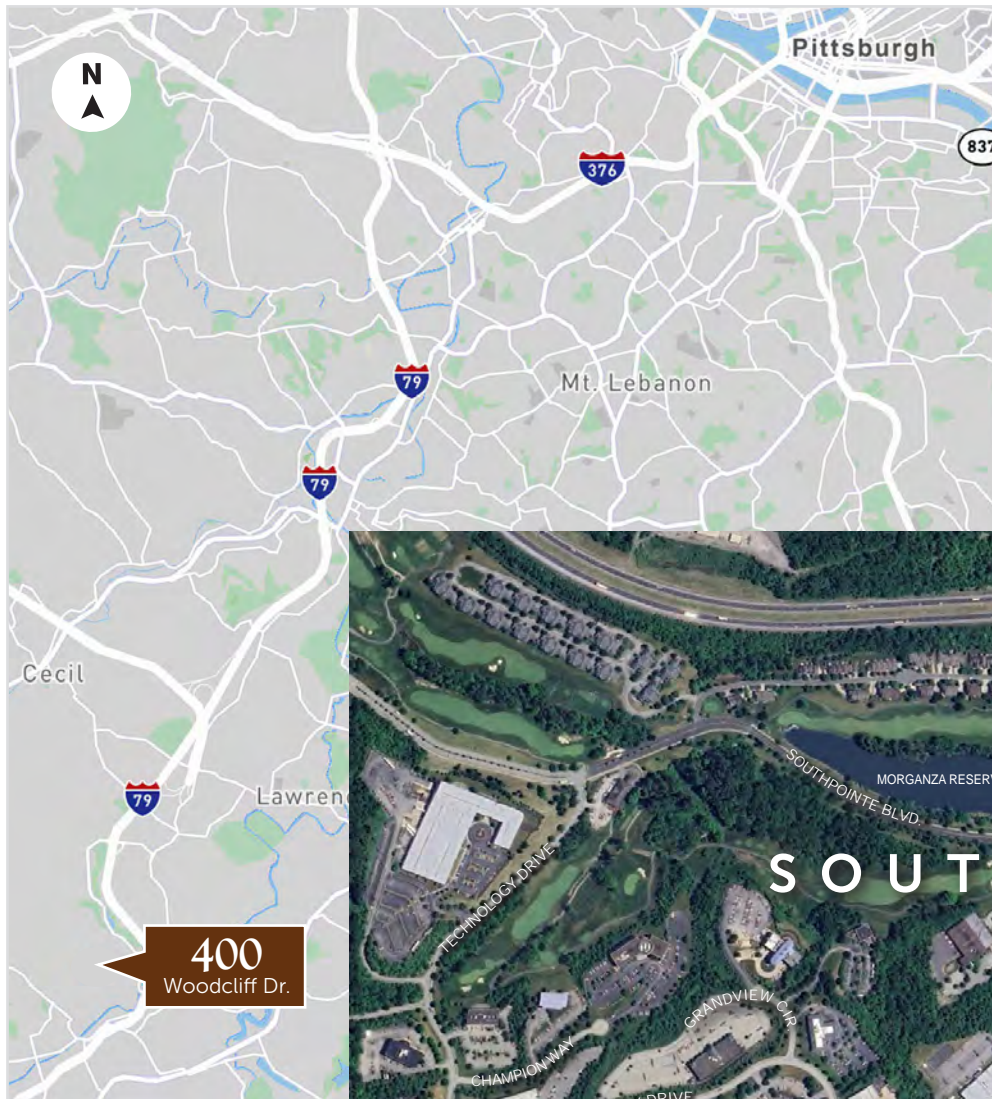


Services

- Deka Lash
- Parlor Six Hair Studio
- Southpointe Nails
- On Pointe Dentistry
- CFS Bank
- Community Bank

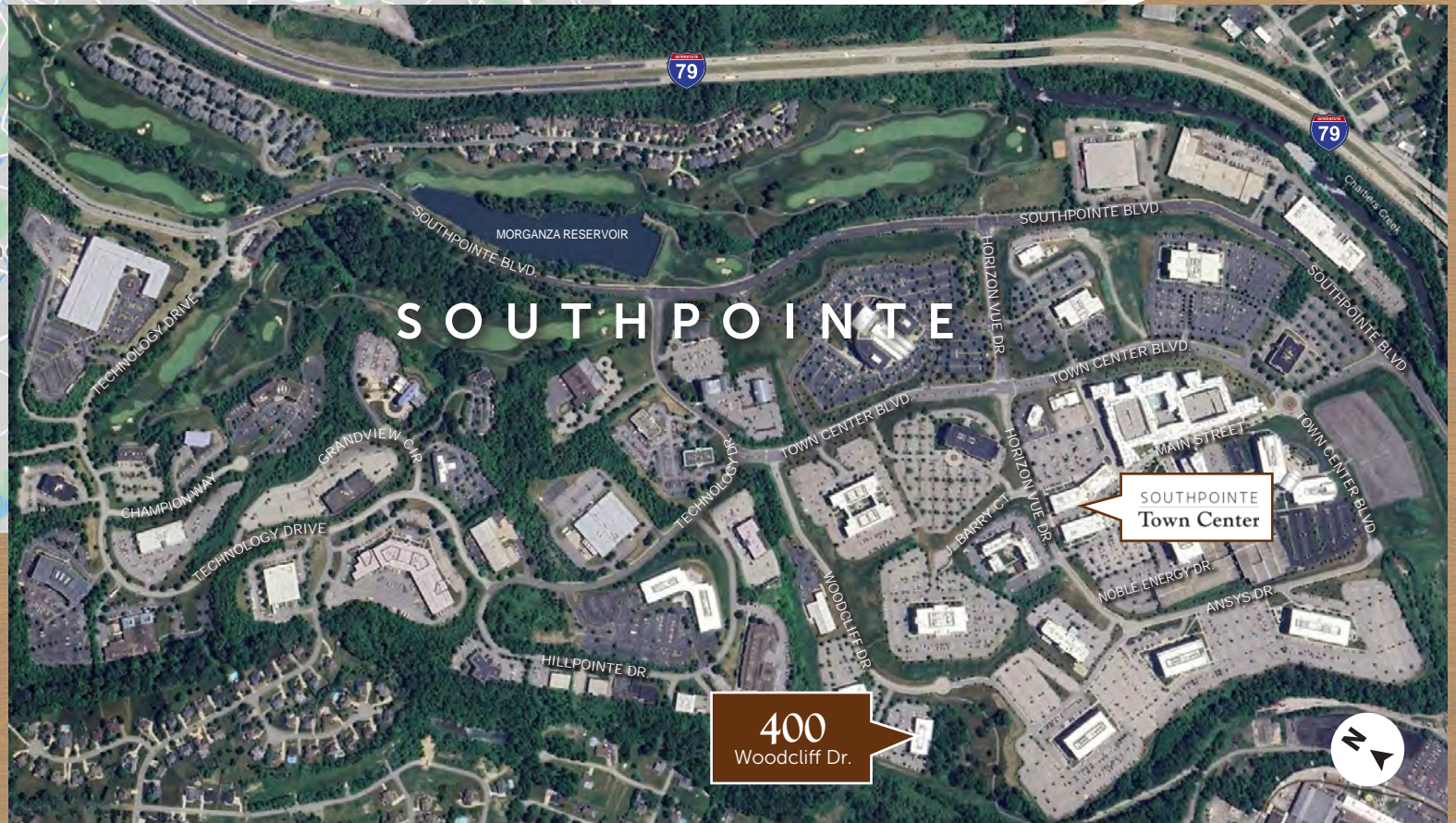
Shops

- Mail Center
- Printscape Arena & Imaging
- Farmers Market (May to October)



LOCATION

- ❖ 2.4 miles / 6 minutes from I-79 (Southpointe Exit)
- ❖ 9 minutes / 3.1 miles from Canonsburg
- ❖ 24 minutes / 19.4 miles from downtown Pittsburgh
- ❖ 28 minutes / 24.7 miles from Pittsburgh International Airport
- ❖ 18 minutes / 10 miles from Washington



CONTACT

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

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

CBRE, Inc.
One Oxford Centre
301 Grant Street
Suite 4000
Pittsburgh, PA 15219

www.cbre.com



©2025 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.

CBRE