

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



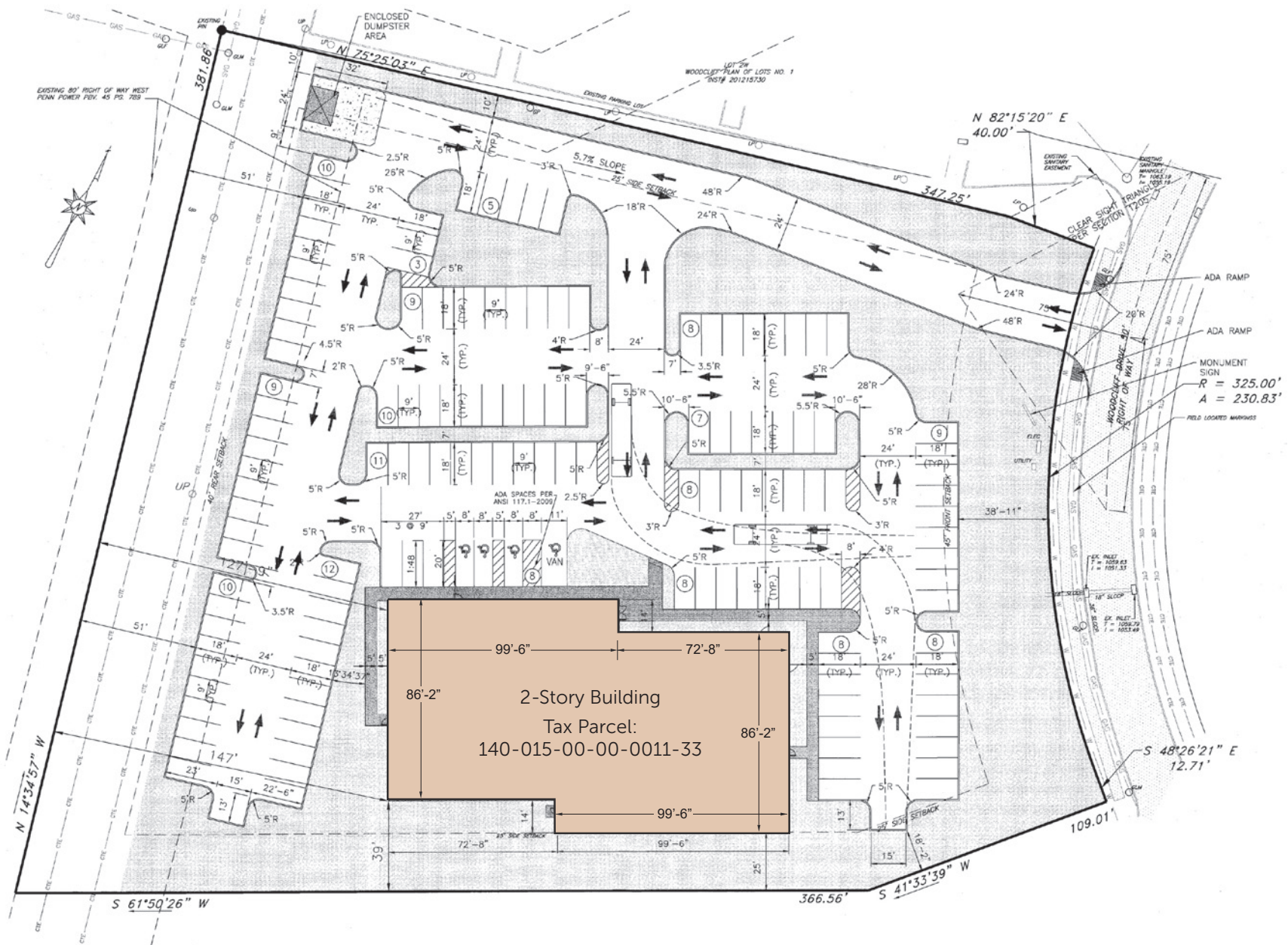
FURNITURE
AVAILABLE

- ❖ 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

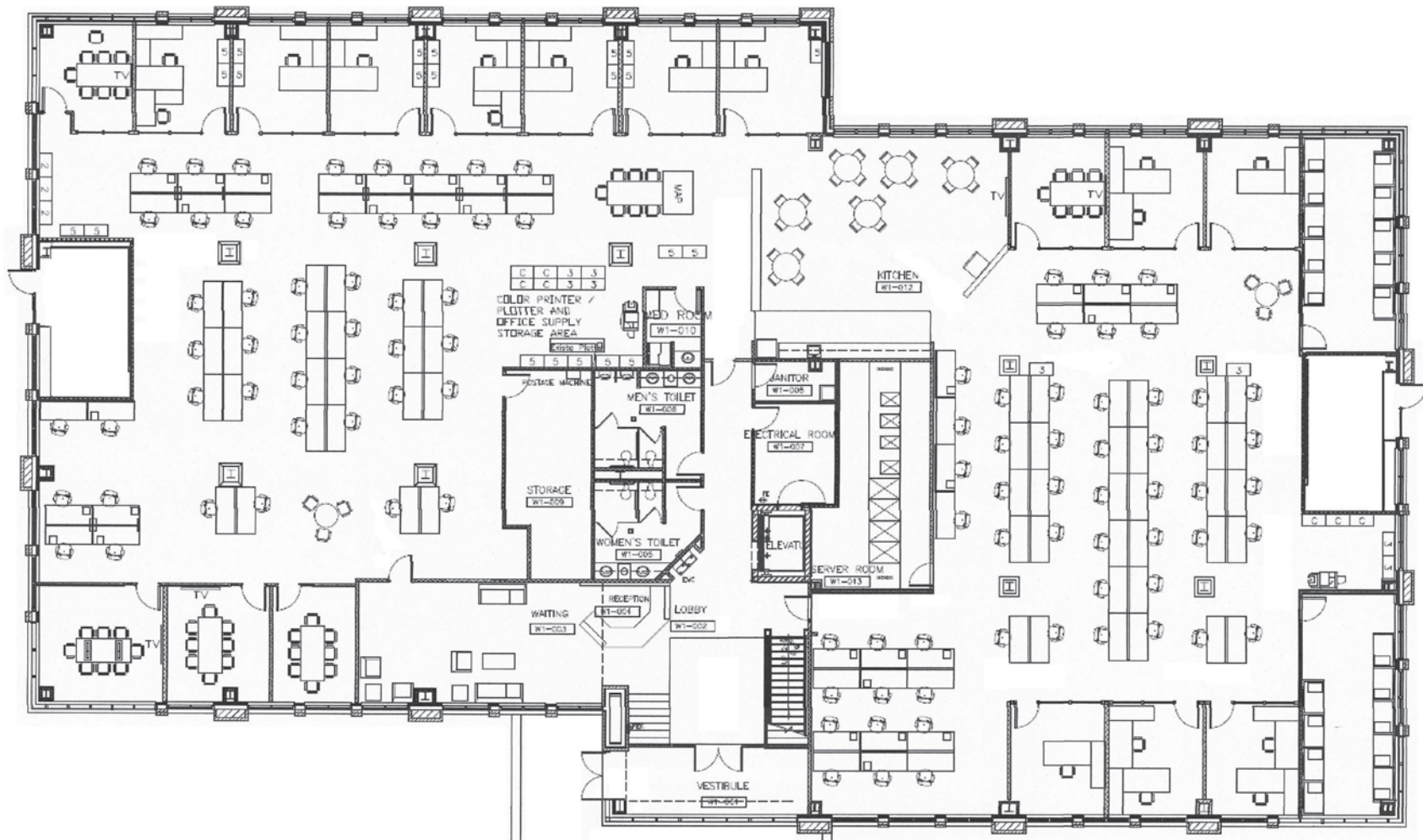




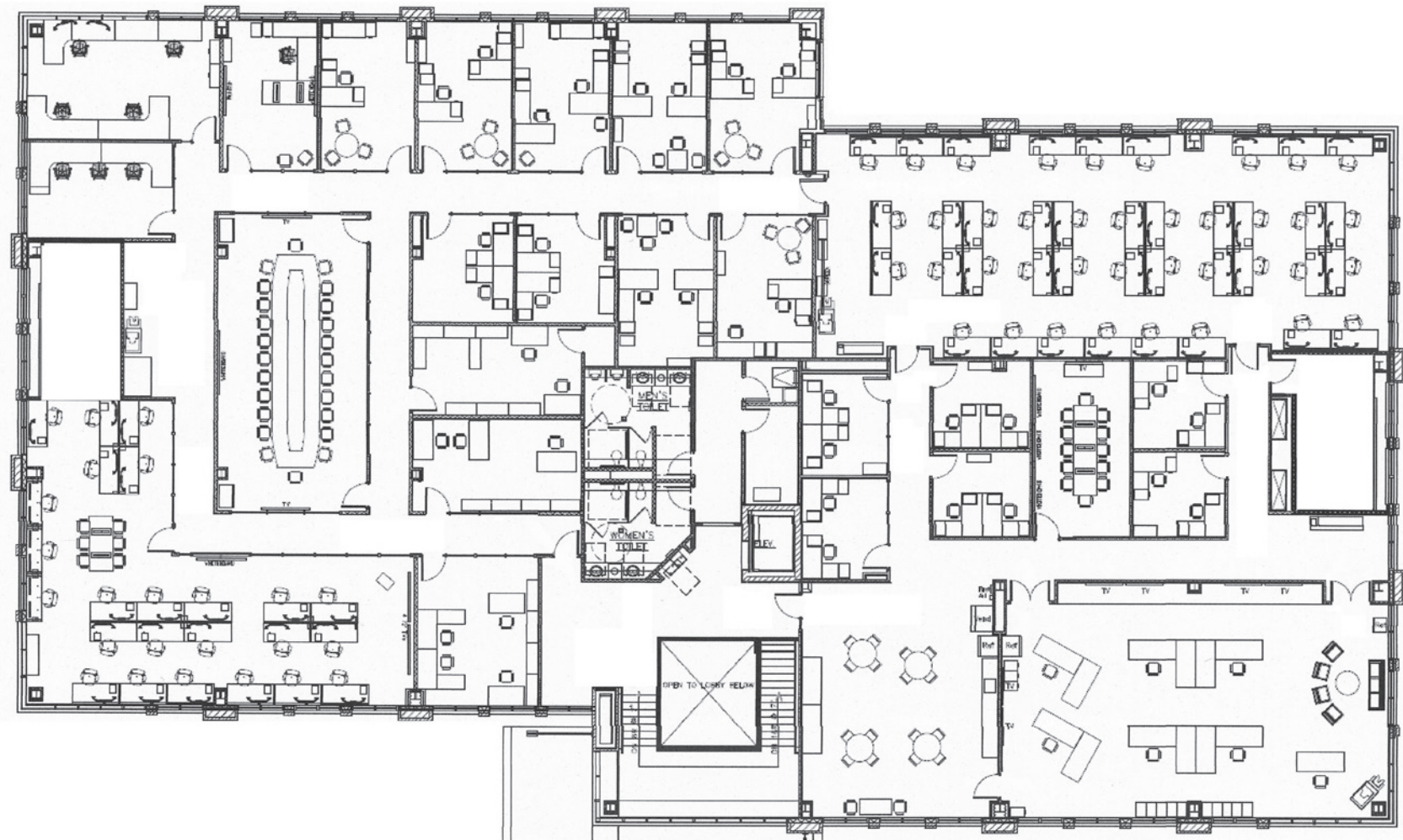
SITE PLAN



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

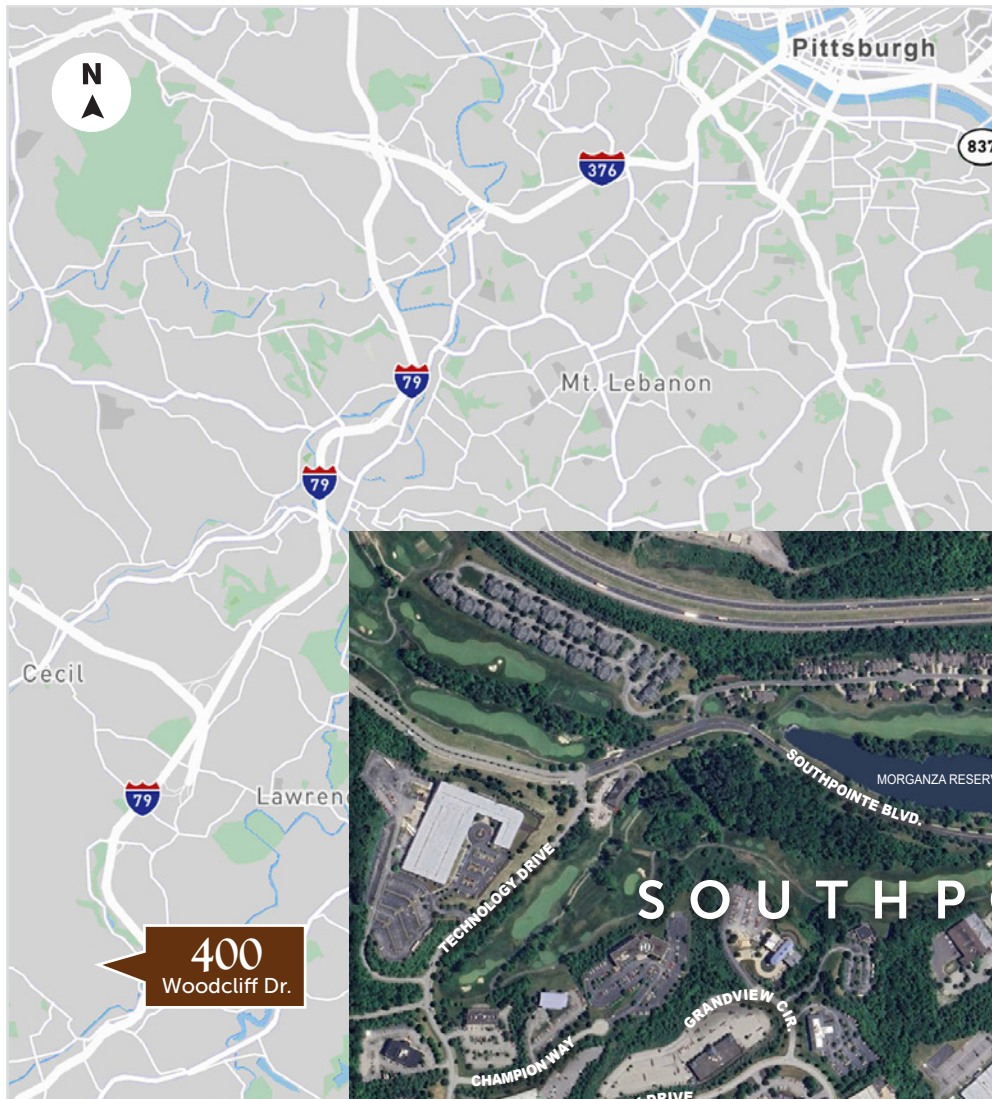


Services

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

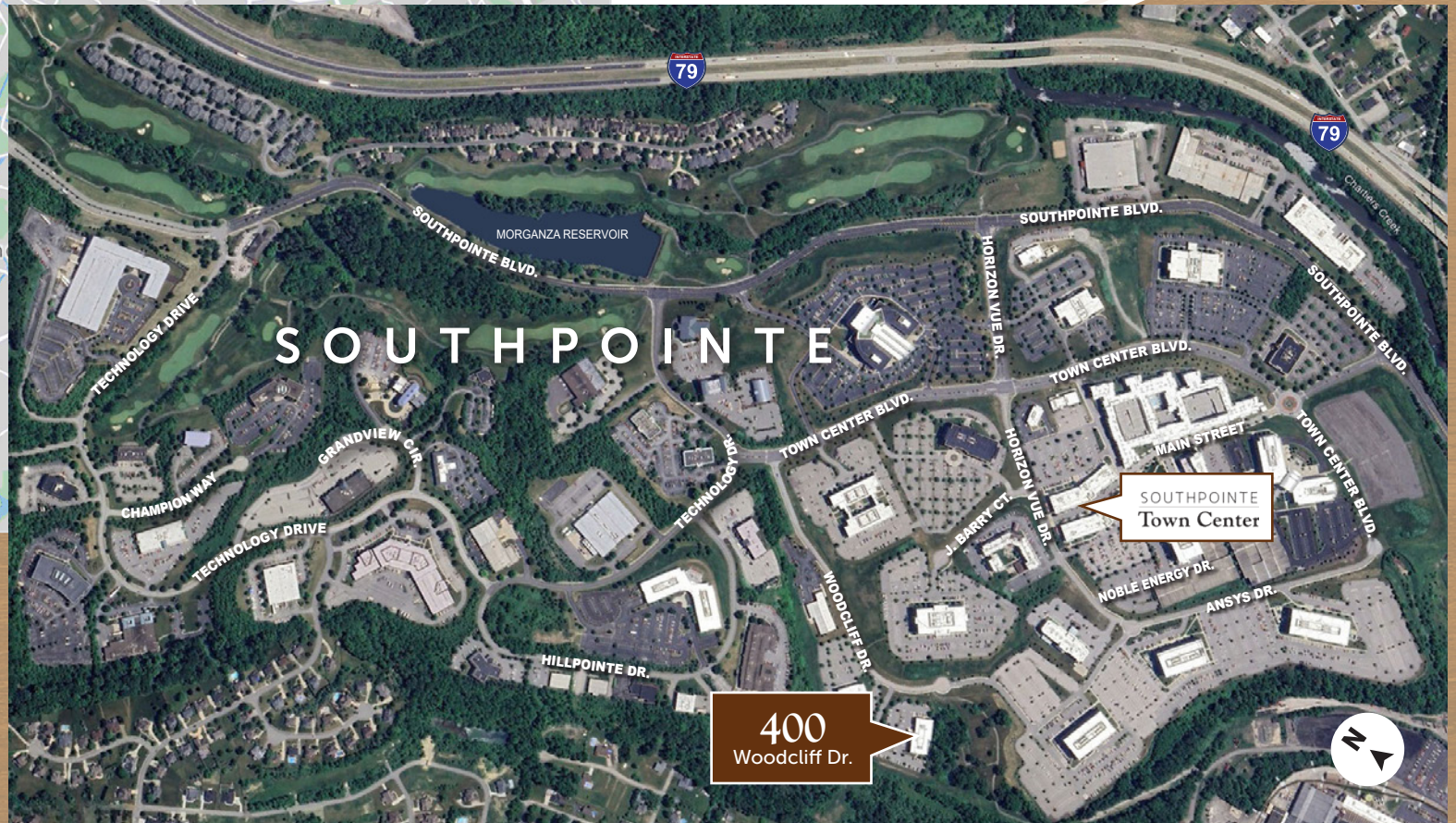
Shops

- 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



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