

SOUTHPOINTE OFFICE BUILDING

400 WOODCLIFF DRIVE

CANONSBURG, PA 15317

FOR SALE: \$3.1 Million

LEASE: \$20.95 PSF FS

2-Story Class A Office Building

CBRE

PROPERTY HIGHLIGHTS



BUILDING SIZE:
30,000 SF



PARKING SPACES
143



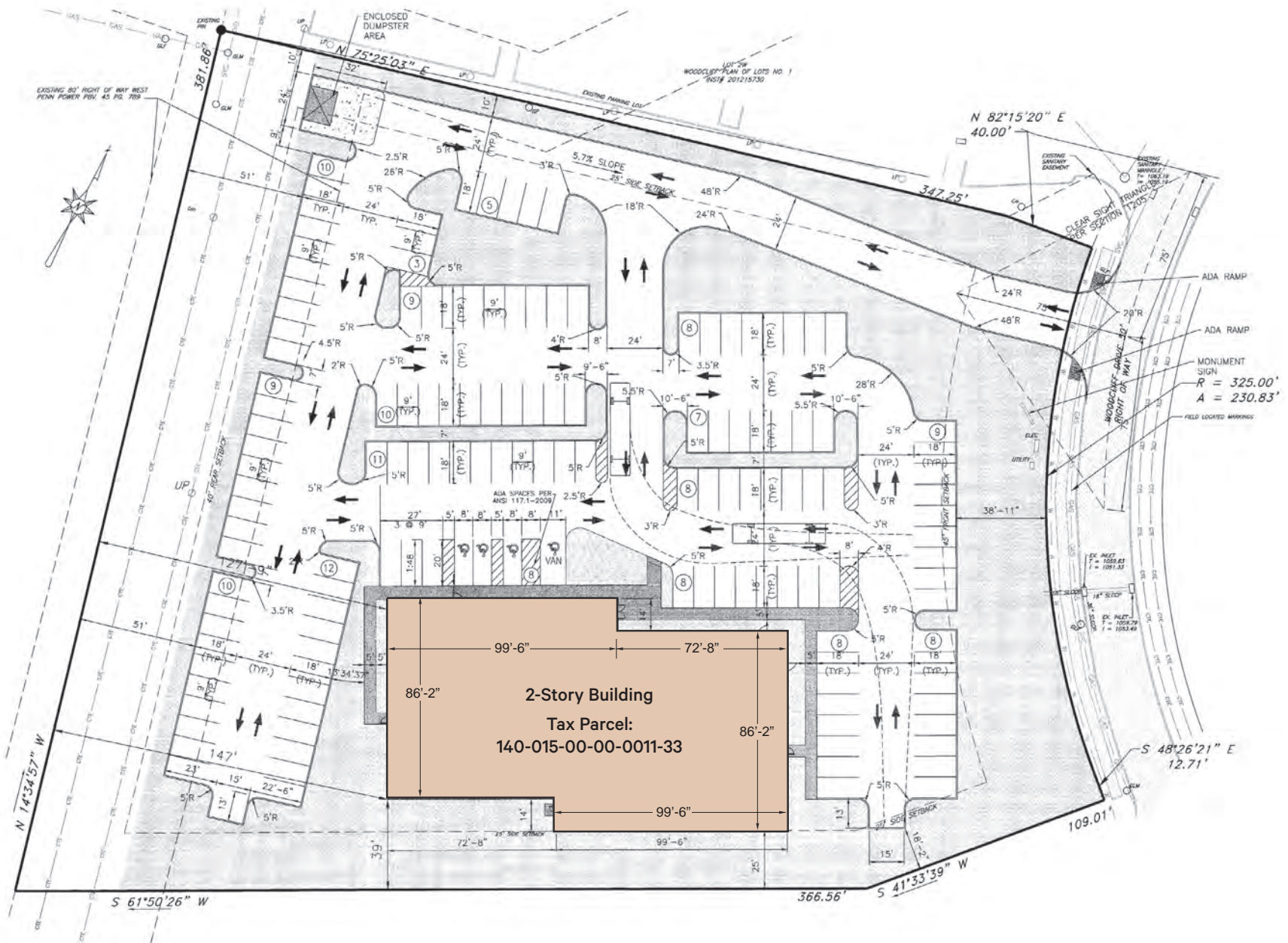
FURNITURE
AVAILABLE

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

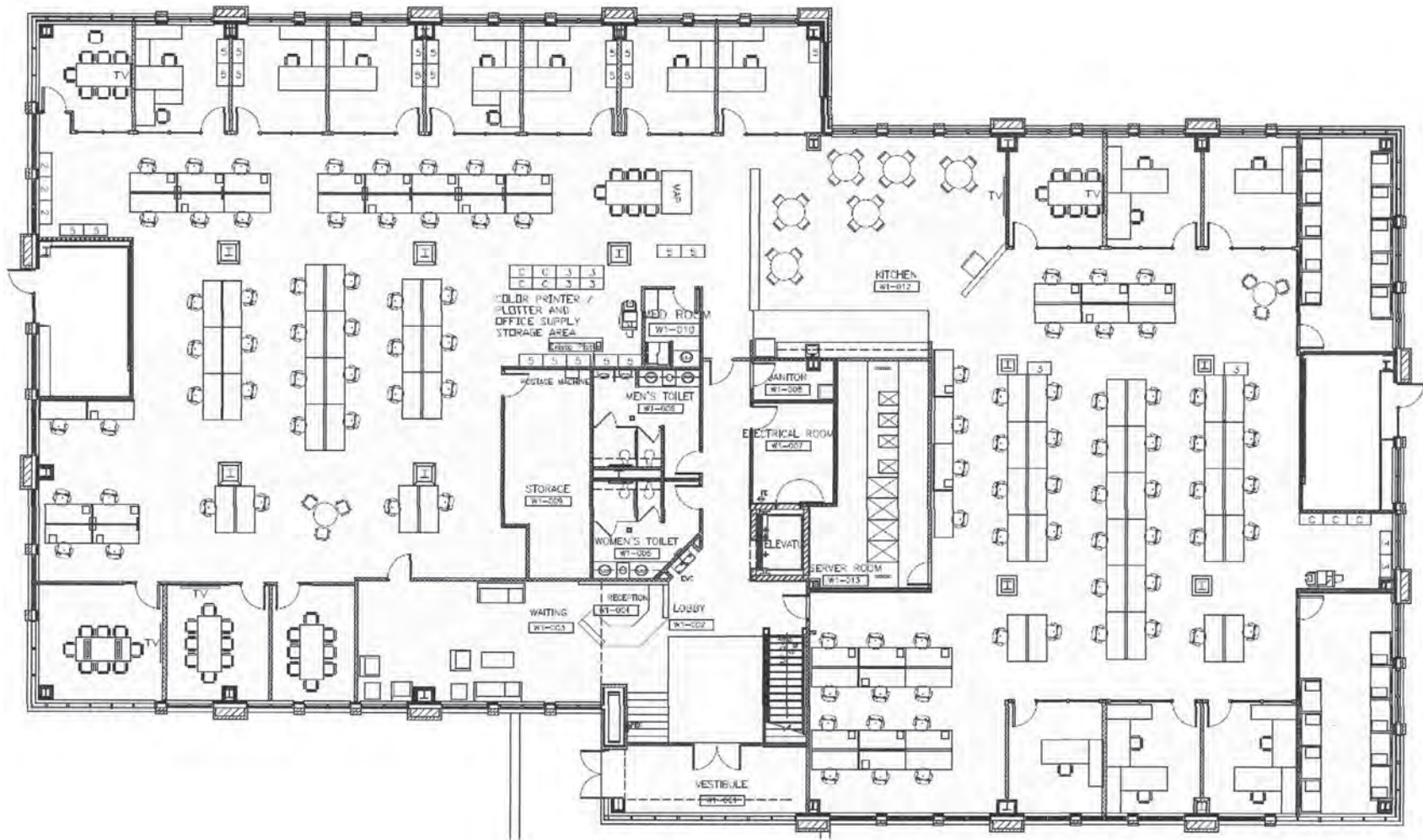




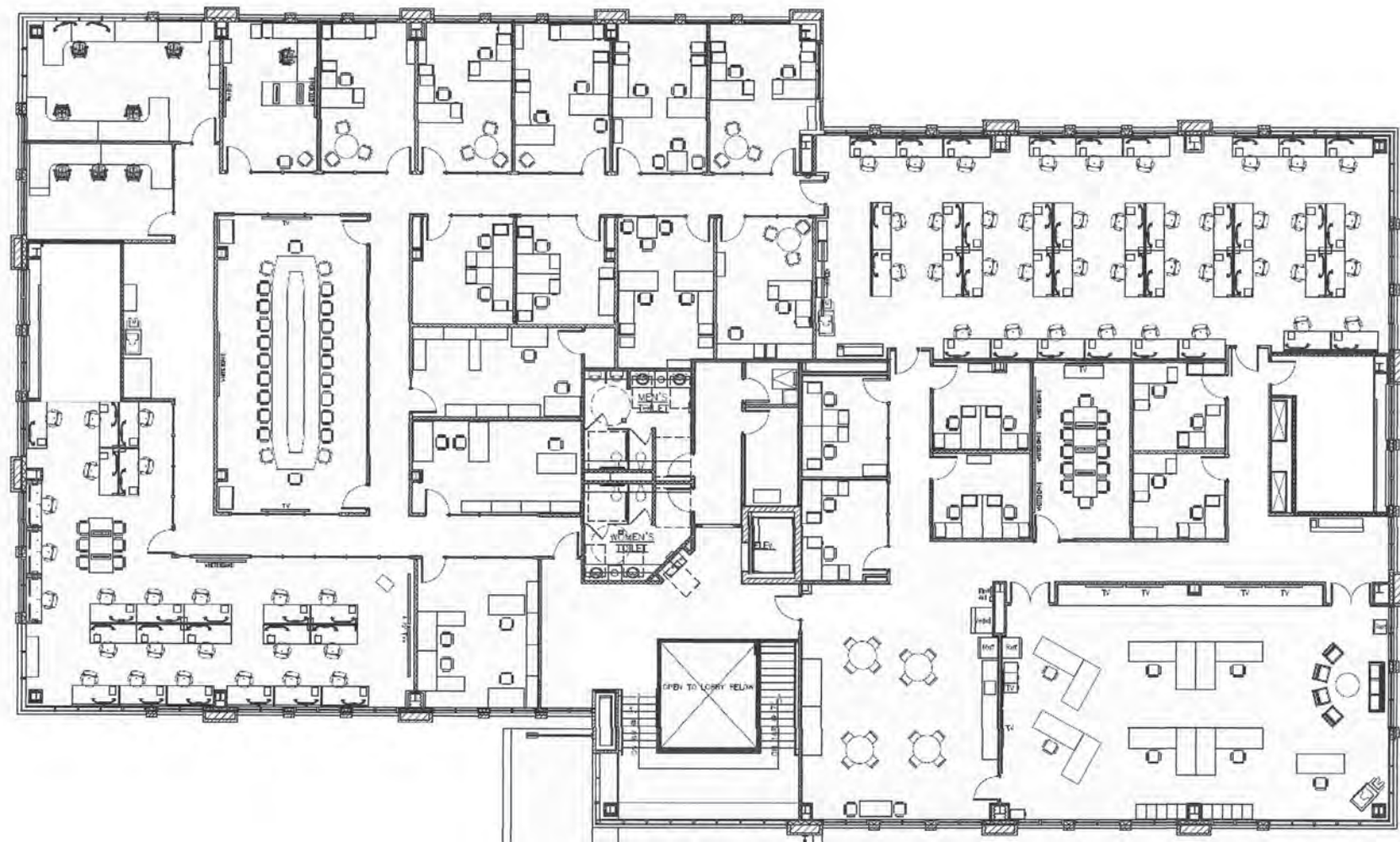
SITE PLAN



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 Burgers & 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)

PITTSBURGH

PENNSYLVANIA



TOP CATEGORIES

PITTSBURGH RANKS
HIGHEST IN*



AMENITIES



ECONOMY



HEALTH

*when compared to other cities.



2.4MM+

Pittsburgh MSA
Population



8

Fortune 500
Headquarters



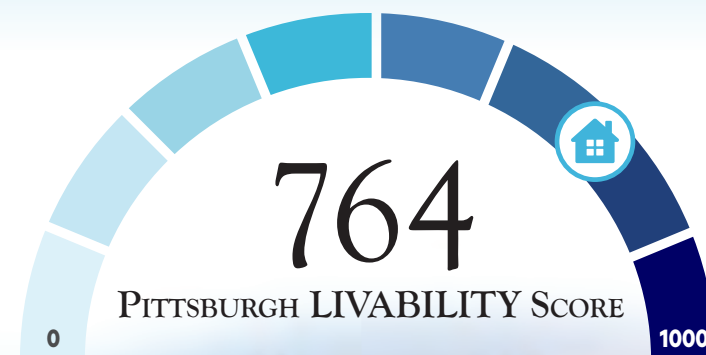
100+

Colleges, Universities
& Trade Schools



CITY OF BRIDGES

Pittsburgh holds the world record for the most bridges of any city, with 446 bridges connecting its 90+ neighborhoods, highlighting its unique geography and infrastructure.



#3 Best City to Live in the U. S.
Forbes, 2024



HEALTH CARE



EDUCATION



TECHNOLOGY

PITTSBURGH

AT THE FOREFRONT OF HEALTH TECHNOLOGY



Pittsburgh is a leading hub for life sciences, healthcare, and biomedical innovation – driven by advancements in digital health, therapeutics, clinical research, and medical devices. The city is home to two world-class hospital systems – Allegheny Health Network and UPMC – and boasts one of the region's largest employment sectors, making it a magnet for top talent and R&D investment.



150,000+

Employees Working in the Healthcare
and Life Science Industries



5,800+

Healthcare and Life Sciences
Establishments in Pittsburgh



\$1.1B+

R&D Expenditure in
the Ecosystem



\$4.37B+

Healthcare and Life Sciences
Capital Investment

WASHINGTON COUNTY PENNSYLVANIA

DISCOVER
SOMETHING
EXTRAORDINARY.



TOP-NOTCH FACILITIES & SERVICES TO MAKE YOU FEEL RIGHT AT HOME

Located just south of Pittsburgh, Washington County is a destination rich in history and authentic experiences – offering a blend of arts, culture, and recreation.

Whatever you're looking for, you'll find it here. Indulge in a shopping spree, explore the great outdoors, or dive into history, sports, and arts & entertainment.



SHOPPING



SPAS & FITNESS
CENTERS



PARKS & TRAILS



ARTS & THEATER



HISTORY
& HERITAGE



ENTERTAINMENT
& NIGHT LIFE



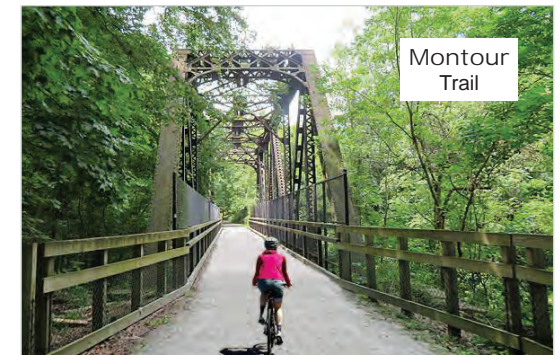
*A popular shopping destination for
brand-name deals.*



*Home of the WASHINGTON WILD THINGS
Baseball Team*

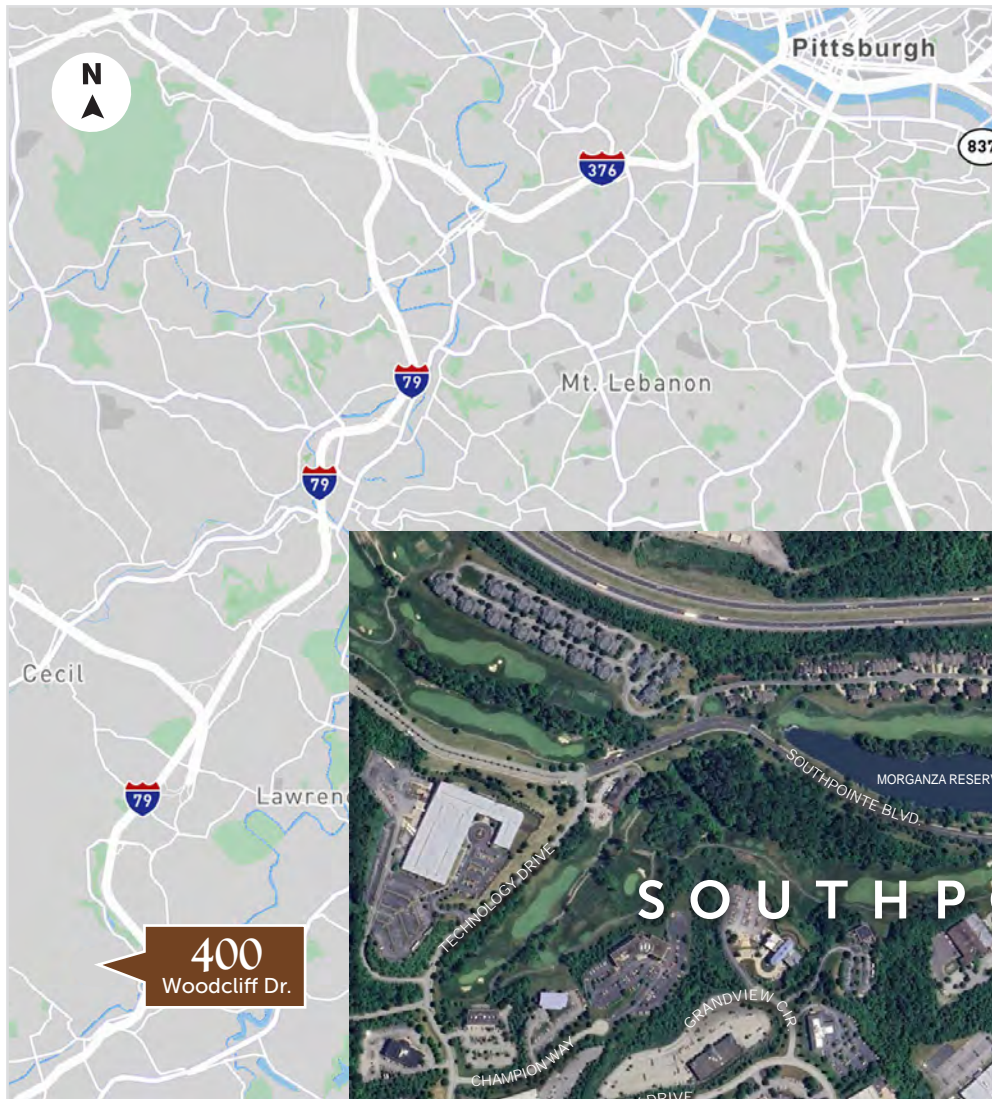


CASINO • RACETRACK • HOTEL



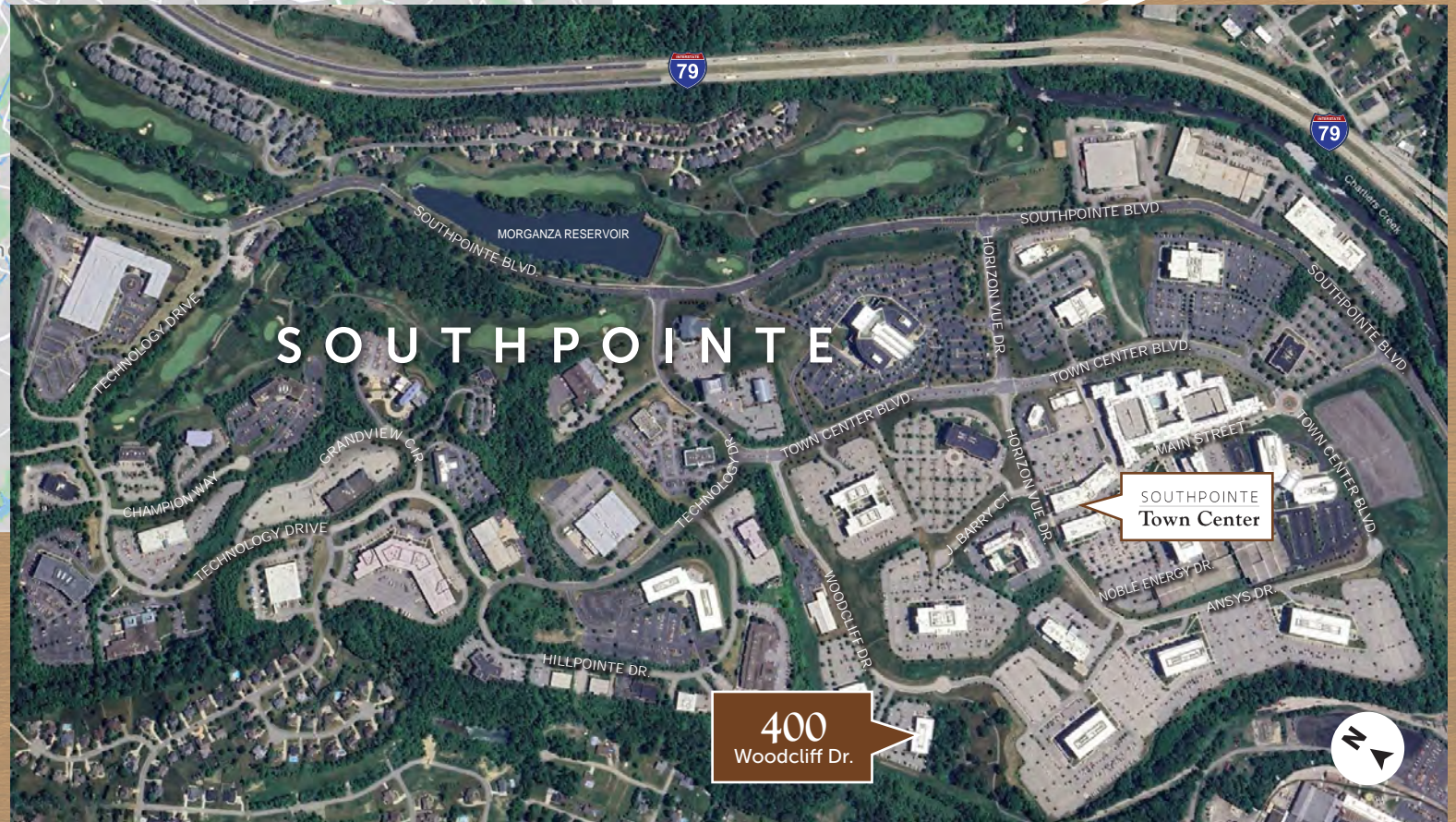
Montour
Trail

*The popular rails-to-trails route is perfect for
dog walking, hiking, biking, and running.*



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



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CBRE