



525 William Penn Place
Suite #3510, Pittsburgh PA 15219

Office Space for Lease

Southpointe

Business Park



Listing Agents



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Opportunities in the
Hershey Buildings
Commons, Grandview, & II

400 Technology Drive
11 Grandview Circle
101 Hillpointe Drive
Canonsburg, PA

Settle in Southpointe: an office community surrounded by rolling hills, filled with urban amenities.

Nowhere in the greater Pittsburgh region is **work, live, and play** embodied better than in Southpointe Business Park, a suburban office oasis spanning 589 acres of lushly landscaped and highly amenitized community spaces.

Housing dozens of companies, multiple Fortune 500 corporations, an 18-hole golf course, modern fitness center, and a variety of restaurants, shops, and services, this professional campus makes returning to office **worth every second** of your commute.

**7**
ONSITE
RESTAURANTS

**2**
ONSITE
CAFES

**4**
ONSITE
HOTELS

**2**
ONSITE
GYMS

**2**
ONSITE
SALONS



Making the most of your ~~work~~ day.

Everyone believes in **work/life balance**, but at Southpointe, we actually make it **easy to achieve**.

Going out to eat, grabbing coffee, visiting the salon, hitting the gym, or getting a round of golf in — between or after working hours — can be difficult to jam into your schedule when commuting is involved. That's why Southpointe keeps all those amenities onsite and within a 2-minute drive of your office.



VISIT SITE

Southpointe Golf Club

This club offers a variety of membership levels and features an 18-hole golf course, year-round social events, a pool and bocce court, and fine dining.



VISIT SITE

Southpointe Health Club

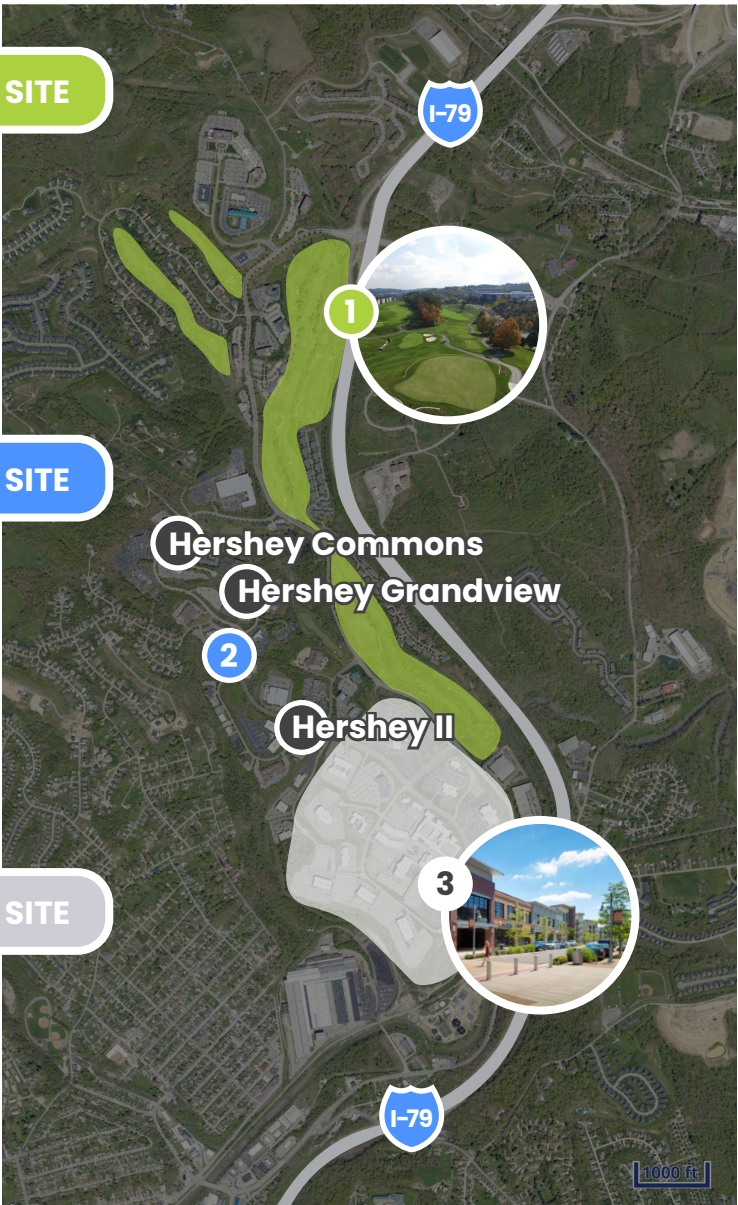
Located in 333 Technology Drive, this fully-equipped and Wi-Fi enabled fitness center also offers saunas, group classes, an onsite dietician, reiki sessions, stretch services, a childcare facility, and lockers including vanities, showers, and toiletries.



VISIT SITE

Southpointe Town Center

Experience the best of Pittsburgh's South Hills amenities just minutes from your desk: walk the tree-lined Main Street between storefronts housing a yoga studio, dentist, hair and nail salons, fitness centers, hotels, restaurants, cafes, a medical spa, and more!



Easy to get to. For you and your clients.

Southpointe Business Park provides direct and immediate access to I-79, so getting out of work and on your way is never a hassle.

If you're working from any of our availabilities at Hershey Commons, Hershey Grandview, or Herhsey II, you're within a half-hour drive from Downtown Pittsburgh and the region's international airport. You're also just a 20-minute drivetime from multiple surrounding suburbs, townships and villages, including Carnegie, Bethel Park, Robinson, and Bridgeville - as well as all the shops, restaurants, and services they envelope!



Ready to make a better move? Check our current availabilities.



Something
for **everyone:**
from $\pm 2,500$ SF
suites to $\pm 24,000$ SF
full-floor opportunities

Office for Lease: Hershey Commons, Grandview, & II

Hershey Grandview

11 Grandview Circle, Southpointe Business Park, Canonsburg PA 15317

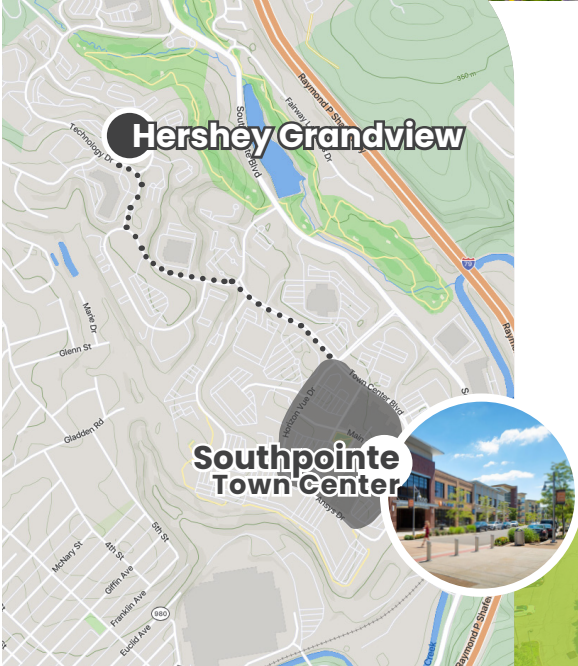
Nestled in the northern tip of Southpointe overlooking the park's golf course, Hershey Grandview is a Class A construction offering an ample parking field, tenant monument signage, abundant natural light, and a two-story atrium lobby.

Building Information

RBA: 49,310 SF **Year Built:** 2003
Stories: 2 **Parking:** 397 spaces
Elevators: 1 **Parking Ratio:** 8.00



Building Location



Office for Lease: Hershey Commons, Grandview, & II

Interior Photos



Availabilities



17,254 SF **First Floor**

MULTIPLE **SUBDIVISION OPTIONS** AVAILABLE

VIEW FLOOR PLANS



24,438 SF **Second Floor**

MULTIPLE **SUBDIVISION OPTIONS** AVAILABLE

VIEW FLOOR PLAN



Office for Lease: Hershey Commons, Grandview, & II

Hershey Commons

400 Technology Drive, Southpointe Business Park, **Canonsburg PA 15317**

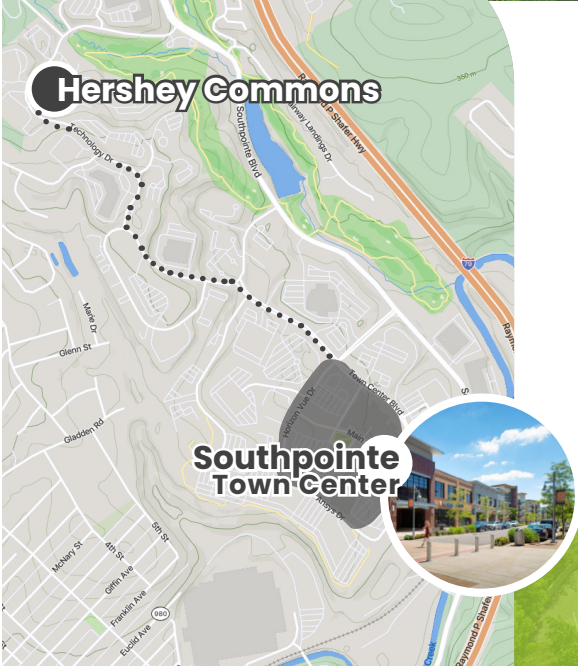
Located on the northern end of Southpointe (adjacent to the park's golf course), this landscaped construction is a professional building offering free and ample onsite parking, tenant monument signage, and window-lined interior offices!

Building Information

RBA: 50,800 SF **Year Built:** 1998
Stories: 2 **Parking:** 279 spaces
Elevators: 1 **Parking Ratio:** 5.50



Building Location



Office for Lease: Hershey Commons, Grandview, & II

Interior Photos



Availabilities



17,526 SF **First Floor**

SUBDIVIDABLE: Inquire for availabilities

VIEW FLOOR PLAN



Office for Lease: Hershey Commons, Grandview, & II

Hershey II

101 Hillpointe Drive, Southpointe Business Park, **Canonsburg PA 15317**

Positioned in the heart of Southpointe, this professional building provides immediate access to the park's Town Center amenities and offers ample onsite parking, umbrellaed seating on outdoor patios, window-lined offices, and a two-story lobby.

Building Information

RBA: 32,515 SF	Year Built: 1996
Stories: 2	Parking: 152 spaces
Elevators: 1	Parking Ratio: 4.70



Building Location



Office for Lease: Hershey Commons, Grandview, & II

Interior Photos



Availabilities



13,469 SF **Second Floor**

[VIEW FLOOR PLAN](#)





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Get in touch for more info or to schedule a tour!



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