



**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 & II

400 Technology Drive  
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.



## 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.



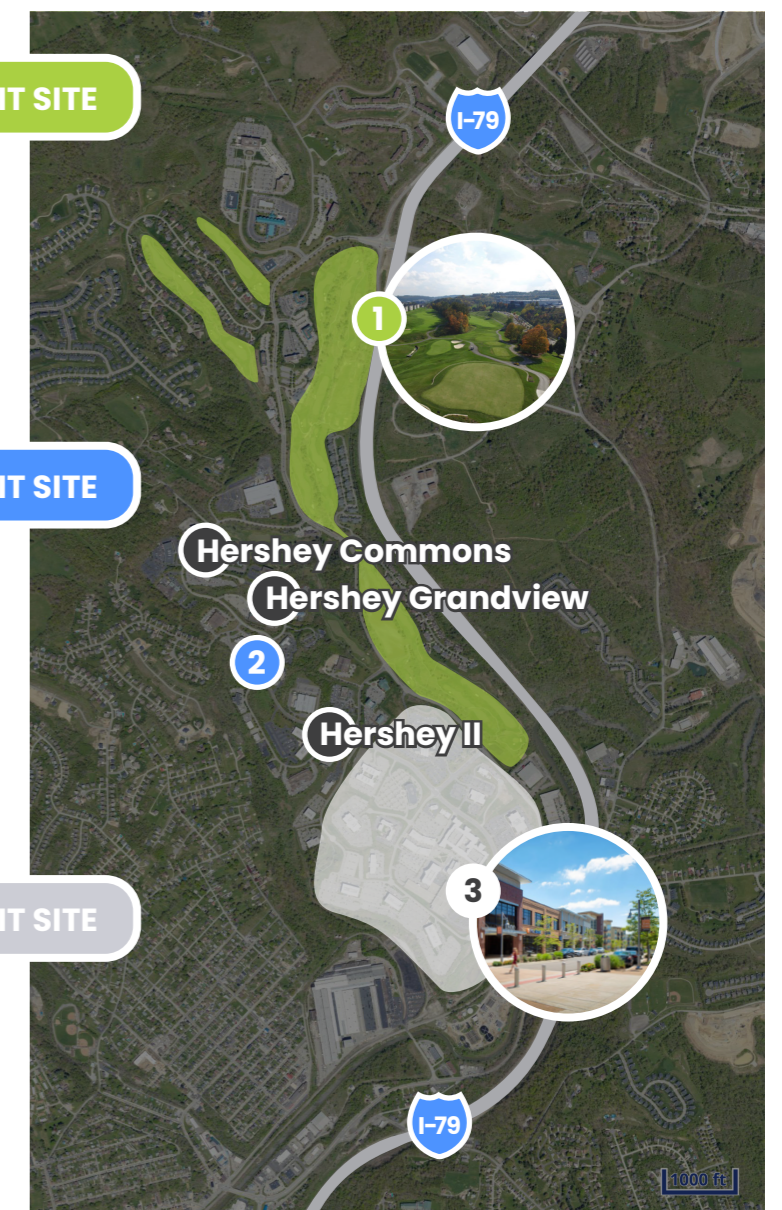
## Southpointe Health Club

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.



## 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!



**29** Minutes to Downtown Pittsburgh

**28** Minutes to Pittsburgh Intl. Airport

**25** Minutes to over twelve municipalities

**5** Minutes from Rt. 19 and I-579 access

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



Something for **everyone**: from  $\pm 2,500$  SF suites to  $\pm 16,835$  SF full-floor opportunities

Office for Lease: Hershey Commons & 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 & II

## Interior Photos



## Availabilities



8,916 SF **First Floor**

**SUBDIVIDABLE:** Inquire for availabilities

[VIEW FLOOR PLAN](#)



Office for Lease: Hershey Commons & II

# Hershey II

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

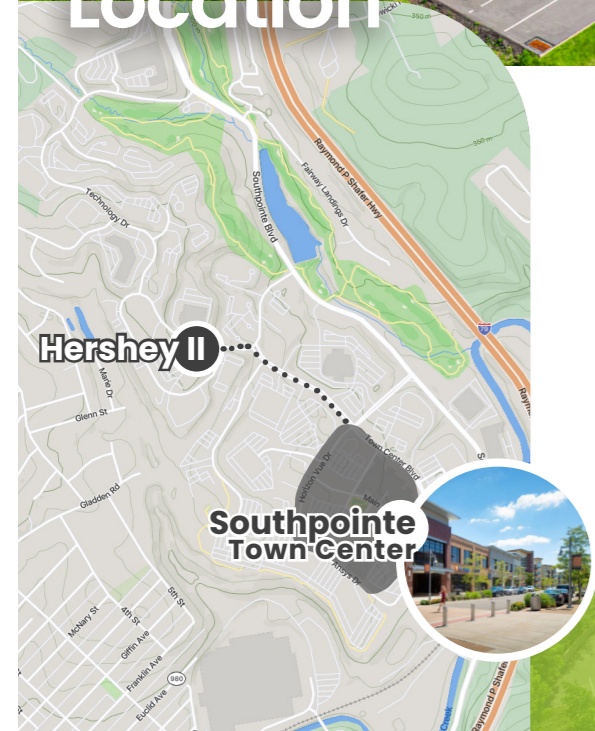
Positioned in the heart of Southpointe, this professional building provides immediate access to the park's Town Center amenities and offers ample onsite parking, umbrellaed seating on outdoor patios, window-lined offices, and a two-story lobby.

## Building Information

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

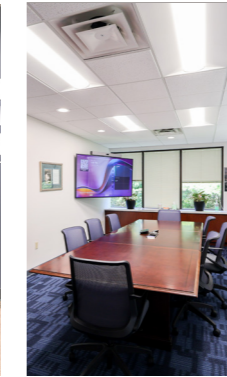


## Building Location



Office for Lease: Hershey Commons & II

## Interior Photos



## Availabilities



16,835 SF **Second Floor**

[VIEW FLOOR PLAN](#)





# Settle in Southpointe.

Opportunities in the  
**Hershey Buildings**  
Commons & II

400 Technology Drive and 101 Hillpointe Drive **Canonsburg, PA**

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



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