

# For Lease

3,000 - 10,700 SF  
Office/Flex



501 Technology Drive  
Southpointe/Canonsburg, PA 15317

## Property Features

- “Class A” 3 Story Office Building
- Tenant Cafe w/ Hot & Iced Beverages, Ice Cream, & Rotating Fresh Fruit Options
- Multiple Lounges for Employee Collaboration
- Newly Renovated Lobbies & Restrooms
- 10’ Drop Ceiling & 14’ Open Ceiling
- Above Market Parking Ratio of 5/1,000 SF
- Overlooking Southpointe Valley & I-79
- Excellent Visibility & Access

## FREE On-Site Amenities



Ice Cream



Gaming Room



Golf Simulator



Cappuccino Coffee



Lounges



Massage Chairs



Picnic Area



Basketball 1/2 Court



EV Charging Station



Cornhole Court

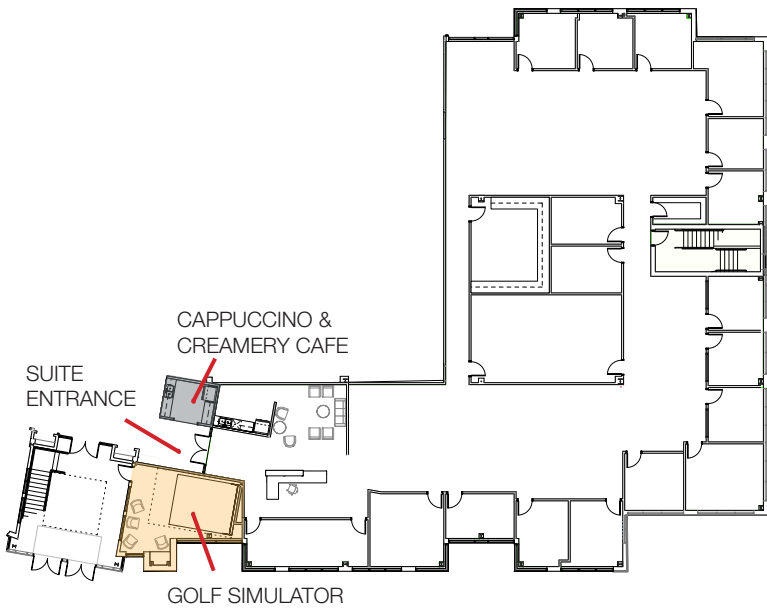
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# Multiple Floor Plan Options

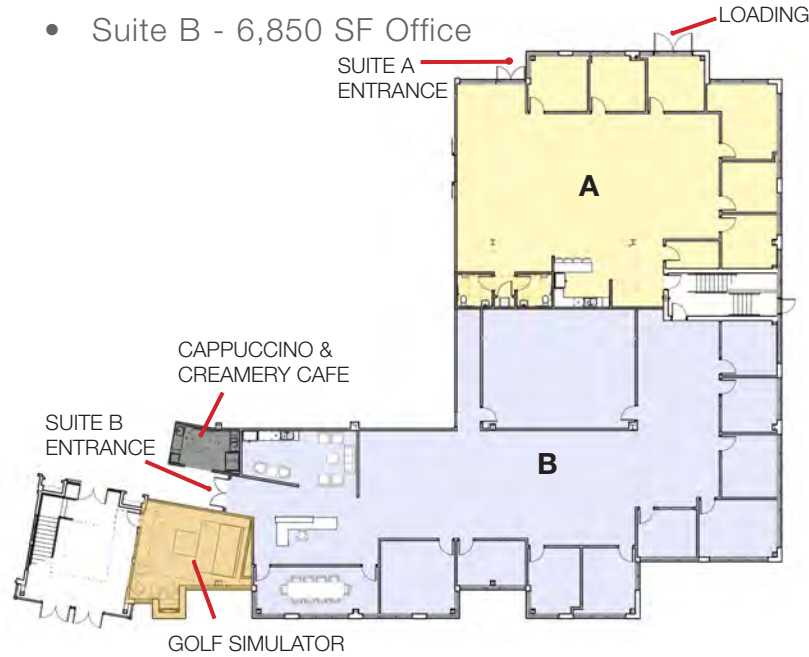
## Option 1

- 10,700 SF Office/Flex



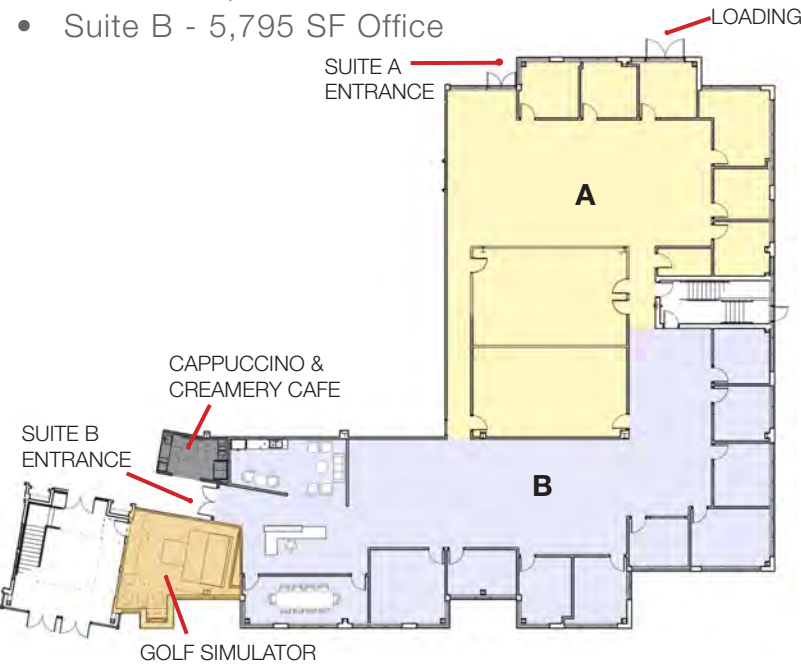
## Option 2

- Suite A - 3,850 SF Office/Flex
- Suite B - 6,850 SF Office



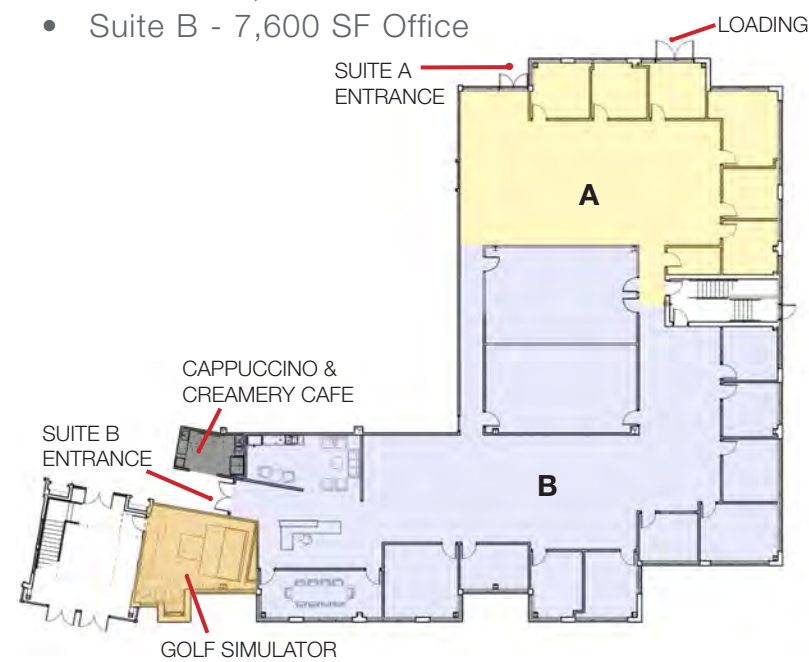
## Option 3

- Suite A - 4,095 SF Office/Flex
- Suite B - 5,795 SF Office



## Option 4

- Suite A - 3,100 SF Office/Flex
- Suite B - 7,600 SF Office

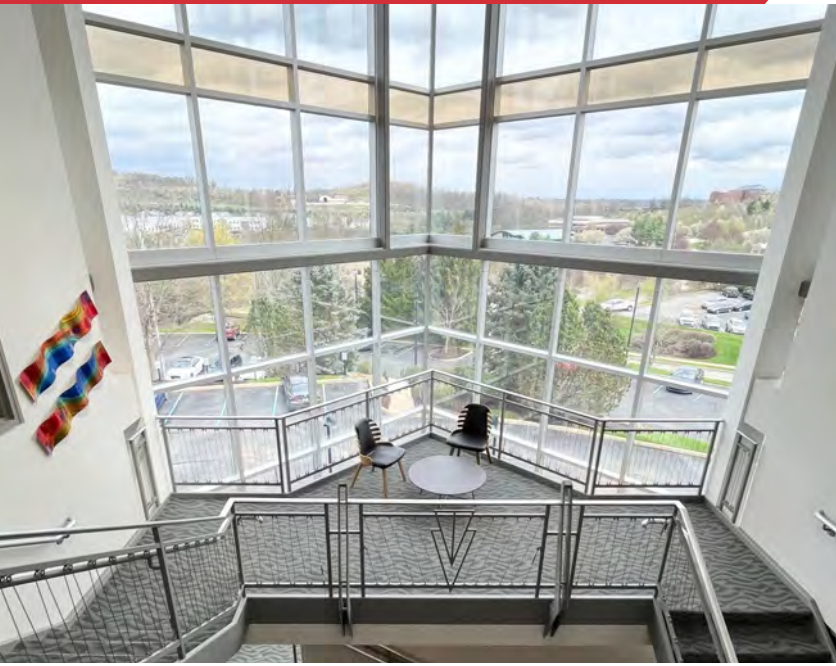


## Overall Space Summary

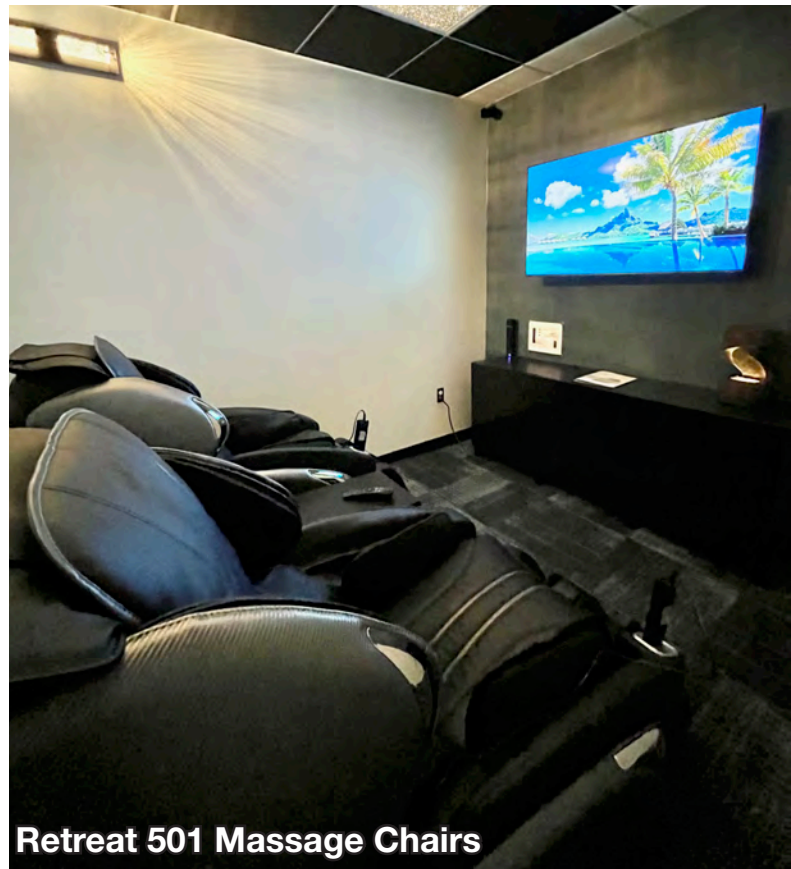
- Corner Suite w/ Lots of Windows
- 17 Offices
- Large Training Room

- 2 Large Conference Rooms
- New Flooring
- ☀️ Natural Light & New LED Lighting

# Property Photography



Golf & Gaming Lounge



Retreat 501 Massage Chairs



## Amenities

- 22 Minutes to Downtown Pittsburgh
- 25 Minutes to Pittsburgh International Airport
- 4 Hotels, Restaurants, HealthClub, & Other Amenities Located Within the Park

