

370 SOUTHPOINTE

MAKE YOUR MARK





STYLE. CLASS. LUXURY.

Hanna Langholz Wilson Ellis, as exclusive representative for the Owner, is pleased to present the opportunity to acquire 370 Southpointe Boulevard located within the Southpointe Business Park, Canonsburg, Pennsylvania 15317 ("the Property"). This is a prestigious, Class A office building containing 65,637 square feet built in 2000. Upon its completion, it was awarded the "MBA Building Excellence Award" by the Master Builders' Association. The building is an unparalleled combination of superior construction quality and finishes. It was originally constructed as Solutions Consulting's global headquarters but is now available for purchase for an alternative headquarters or owner-user opportunity with some credit tenants in place. The building is exceptionally maintained and provides a tremendous value for the distinguished buyer.

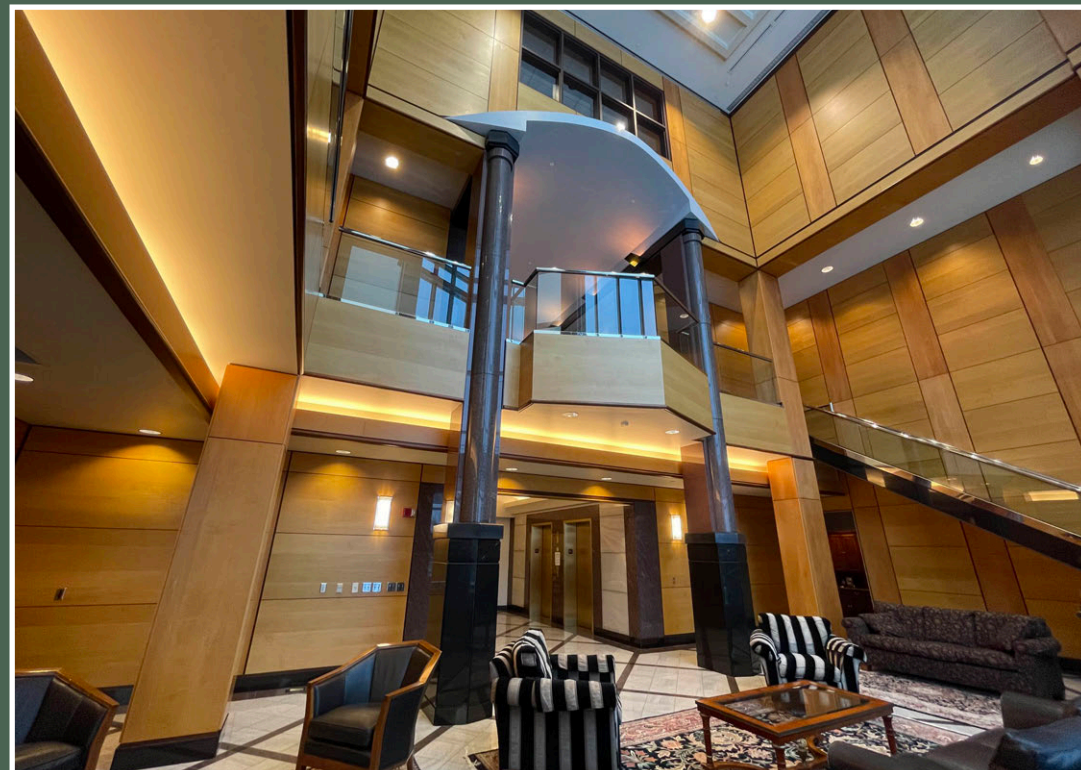
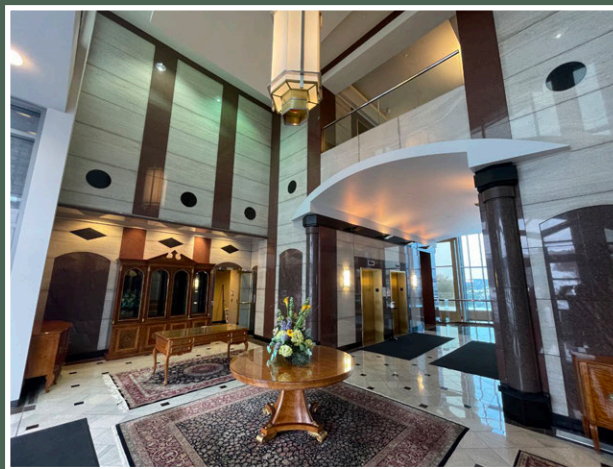
- Own and control your own environment with this headquarters or owner-user opportunity
- Five-story building with 13,100 SF± floor plates
- 52,006 RSF immediately available for your occupancy
- Two tenants occupy the second floor with lease terms through 2024
- Centered high on the hill with 360° picturesque views overlooking the Southpoint Golf Club and a private walkway to the clubhouse
- Direct visibility from I-79 with exterior building signage available
- Walls of glass and two atriums provide a wealth of natural light throughout
- Common areas finished with high-end materials such as: polished granite floors, polished granite and wood paneled walls and coffered ceilings
- Take advantage of low interest rates and low Washington County taxes
- Available for immediate occupancy

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PROPERTY SUMMARY

| | | |
|---------------------------------|--|-------------------|
| ADDRESS | 370 Southpointe Drive Canonsburg, PA 15317 | |
| BUILDING SIZE | 65,637 Gross SF | |
| AVAILABLE FOR OWNER/OCCUPANT | <u>52,006 SF Total</u> Ground Level 9,834 RSF Level 1 11,502 RSF Level 2 858 RSF Level 3 14,973 RSF Level 4 14,839 RSF | |
| LEASED SPACE | Level 2 | 14,489 SF |
| | 9,305 RSF | Expires 6/30/2023 |
| | 2,610 RSF | Expires 7/31/2024 |
| FLOORS | 5 floors | |
| LOT SIZE | 5.0711 acres | |
| PARKING | 205 total spaces (3.12 per 1,000 RSF Parking Ratio) | |
| SALE PRICE | \$13,000,000 | |
| | | |
| PARCEL ID | 140-010-00-00-0008-48 | |
| REAL ESTATE TAXES | \$76,269.69 | |
| ZONING | SD - Special Development District | |
| RELEVANT PERMITTED USES | Offices / Research / Laboratories | |
| ACCOLADES | MBA Building Excellence of the Year - 2000 | |
| FOUNDATION | 4" reinforced concrete slab and concrete block walls | |
| SUBFLOORS | 3"reinforced concrete over metal deck and steel joist | |
| EXTERIOR | Brick and metal curtain walls with pre-cast concrete columns and polished granite accents | |
| ROOF | Flat, rubber membrane roof over rigid insulation and metal decking and standing seam metal roof over atrium | |
| WINDOWS | Double pane, fixed sash, aluminum frame windows with arctic blue outer lite | |
| ELEVATOR | Two, 3,000 lb Marshall elevators in the center core | |
| HVAC | Gas-fired boiler and two, rooftop air handling units. | |
| ELECTRICAL | Main panel is 1,900 AMP, 208/120 volt, three-phase, four-wire service. Additional sub-panels on each floor with varying capacities. There is an emergency generator on-site. | |
| SECURITY | Key fob access to main entrance, elevators and office suites | |
| FIRE SAFETY / SPRINKLER SYSTEMS | Sprinkler system, pull station bell alarms and emergency exit signs. | |







SOUTHPOINTE is one of the premier business parks in the region. It is a 650-acre business and high-technology park located just off I-79 in Cecil Township, Washington County. This location is approximately 17 miles south of Pittsburgh, 25 minutes from the Pittsburgh International Airport and 13 miles north of I-70. Southpointe is home to over 300 businesses, many of which are related to the Marcellus Shale energy program, telecom, engineering and pharmaceutical industries. Several company headquarters include: CONSOL Energy, EQT, Range Resources, Ansys, Crown Castle and Viatris (formerly Mylan). The park also features the Southpointe Golf Club, an 18-hole, private golf course and clubhouse; indoor skating rink; several hotel and conference centers; luxury apartments and single-family homes.

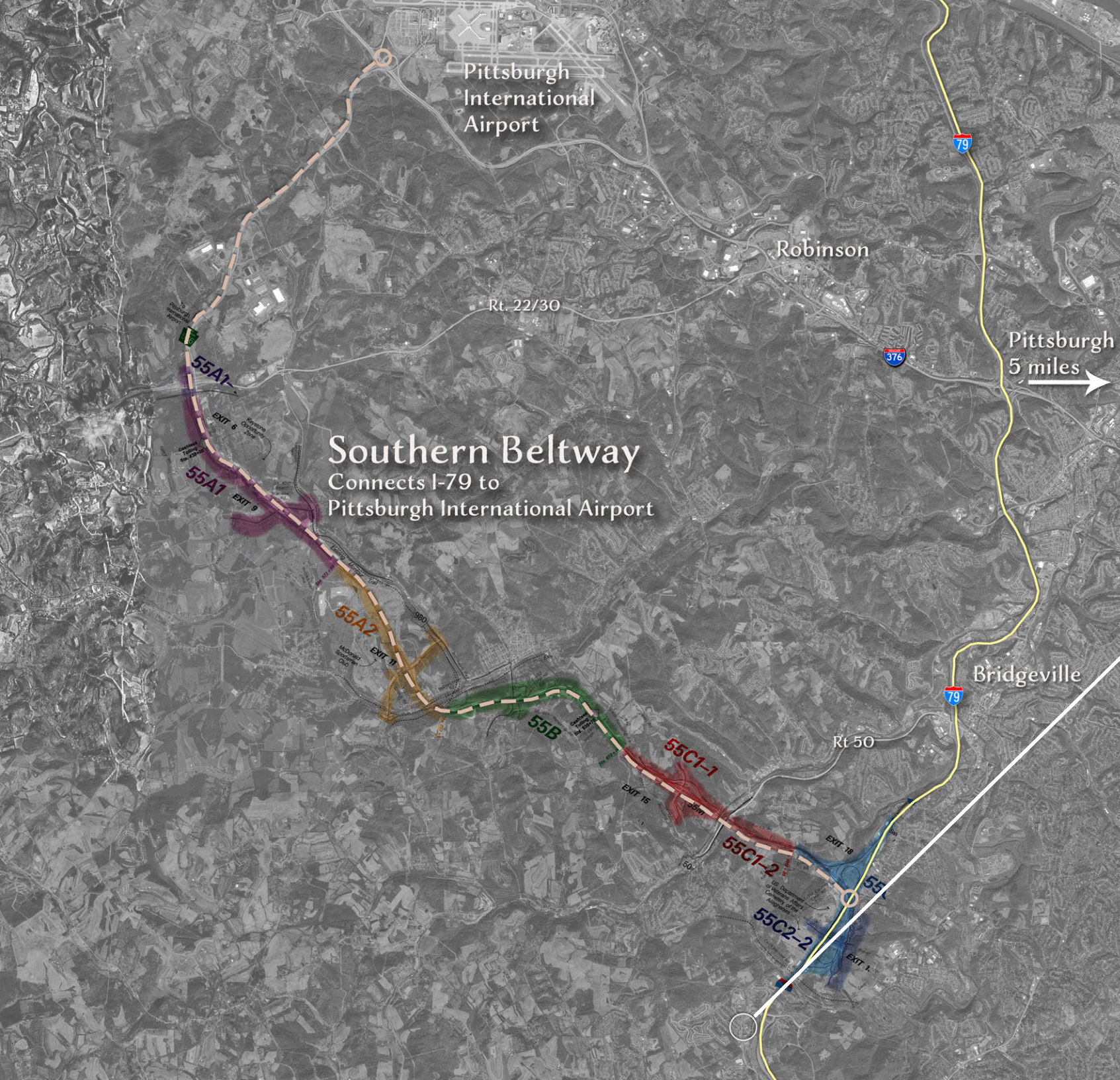
Southern Beltway
Interchange

I-79 Southpointe Interchange

BE HERE



Southpointe Drive



CONNECTION

The middle section of the Southern Beltway Project is currently under construction with completion anticipated for mid-2022. This 13-mile stretch of highway begins at the Route 22 interchange at the Findlay Connector (PA Turnpike 576) in Findlay Township to an interchange with I-79 at Morganza Road, just north of the Southpointe Road Interchange. This highway will ultimately continue another 12.5 miles in a southeasterly direction to the Mon/Fayette Expressway to form a new interchange at PA Turnpike 43 in Finleyville. All connections to and from I-79 will be open 2022. Anticipated drive time to and from the Pittsburgh International Airport will be 20 minutes.



FOOD AND DRINK

Toscana Brick Oven, Zoup!, Cannon's Chop House, Salud Juicery, All Star Sports Bar & Grill, Jimmy John's, Bubba's Gourmet Burgers & Beer, Alice's Restaurant, McDonald's, Arleo's Pizza, Hogfather's BBQ, Taco Bell, Starbucks, The Gyro Place, Country Fixin's, Los Chiludos Mexican Restaurant and Catering, Atria's, Chipotle, Arby's, Anthony's Coal Fired Pizza, Bean Curd, Juniper Grille, Applebee's.

HOSPITALITY

Holiday Inn Express & Suites, Homewood Suites by Hilton, Super 8 by Wyndham, Hilton Garden Inn, Candlewood Suites, Country Inn & Suites, Cambria Hotel, DoubleTree by Hilton, Hyatt Place, AC Hotel by Marriot

SHOPPING & ENTERTAINMENT

Printscape Ice Arena, The Meadows Racetrack & Casino, Magenis Fine Cigars, Malone Flower Shop, Sarris Candies, JD Engraving & Awards, Fabulous Homemade Cookies, Southpointe Town Center shoppes, Bella Sera Event Center, Bartram House Bakery, Lindenwood Golf Club, Peters Lake Park, Tanger Outlets Pittsburgh, The Shoppes at Quail Acres, Doodle Bugs Learning Center (coming soon).

BANKING

WesBanco Bank, Washington Financial Bank, CFS, Community Bank, Citizens Bank, Northwest Bank, KeyBank, Wells Fargo Bank, PNC, Huntington Bank, First National Bank, Dollar Bank

YOU'RE IN GOOD COMPANY



Southpointe Plaza II

Horizon
Financial
Center





CONTACT

GARY S. WILSON, SIOR
Principal
gwilson@HannaLWE.com
412.261.7113 (dd)

SANDY CIKOVIC
Vice President
scikovic@HannaLWE.com
412.261.7130 (dd)

MICHAEL CONNOR
Associate
mconnor@HannaLWE.com
412.515.2428 (dd)



One PPG Place | Suite 1640
Pittsburgh, PA 15222
HannaLWE.com