



502
keystone drive

Warrendale
Allegheny County
RIDC Thorn Hill

boutique office building
SALE OR LEASE

Michael Connor AJ Pantoni
412.261.2200

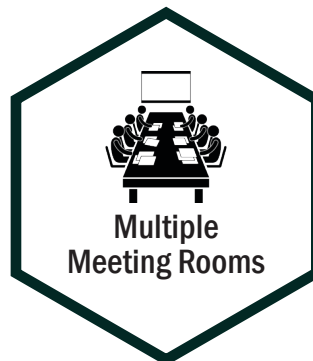
 **HANNA**
LANGHOLZ WILSON ELLIS

502 KEYSTONE DRIVE

Hanna Langholz Wilson Ellis is pleased to present 502 Keystone Drive (the "Property"), a premier boutique office property available for sale or lease in the RIDC Thorn Hill Industrial Park in Warrendale, PA. The Property sits on 2.86 acres and has been improved by a 17,434 SF, single-story office building that was most recently renovated in 2009. The product of the renovations includes dramatic angles and custom-designed windows, exceptionally high ceilings, cherry wood throughout and windows along the entire perimeter of the building allowing ample natural light to fill the hallways and workspaces. The Property lends itself to a full building occupant that enjoys a light-filled facility in which it can produce its most creative work that also enjoys collaborating outdoors in any of the several courtyard areas that the Property features.

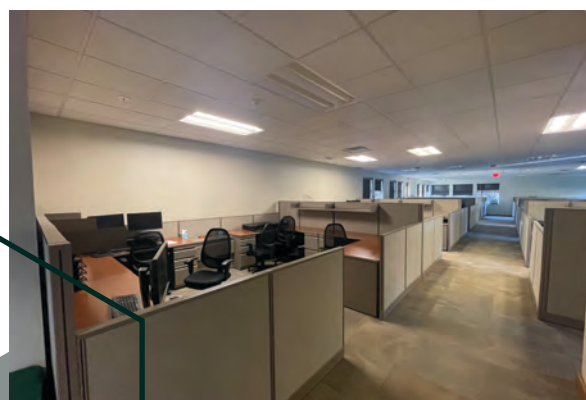
HIGHLIGHTS

- Boutique office building for sale or lease
- 17,434 SF, Single story
- 2.86 acres
- Ideal for single occupant
- Beautiful primary conference room supplemented by multiple smaller meeting spaces throughout
- Multiple skylights & windows around entire perimeter of the building

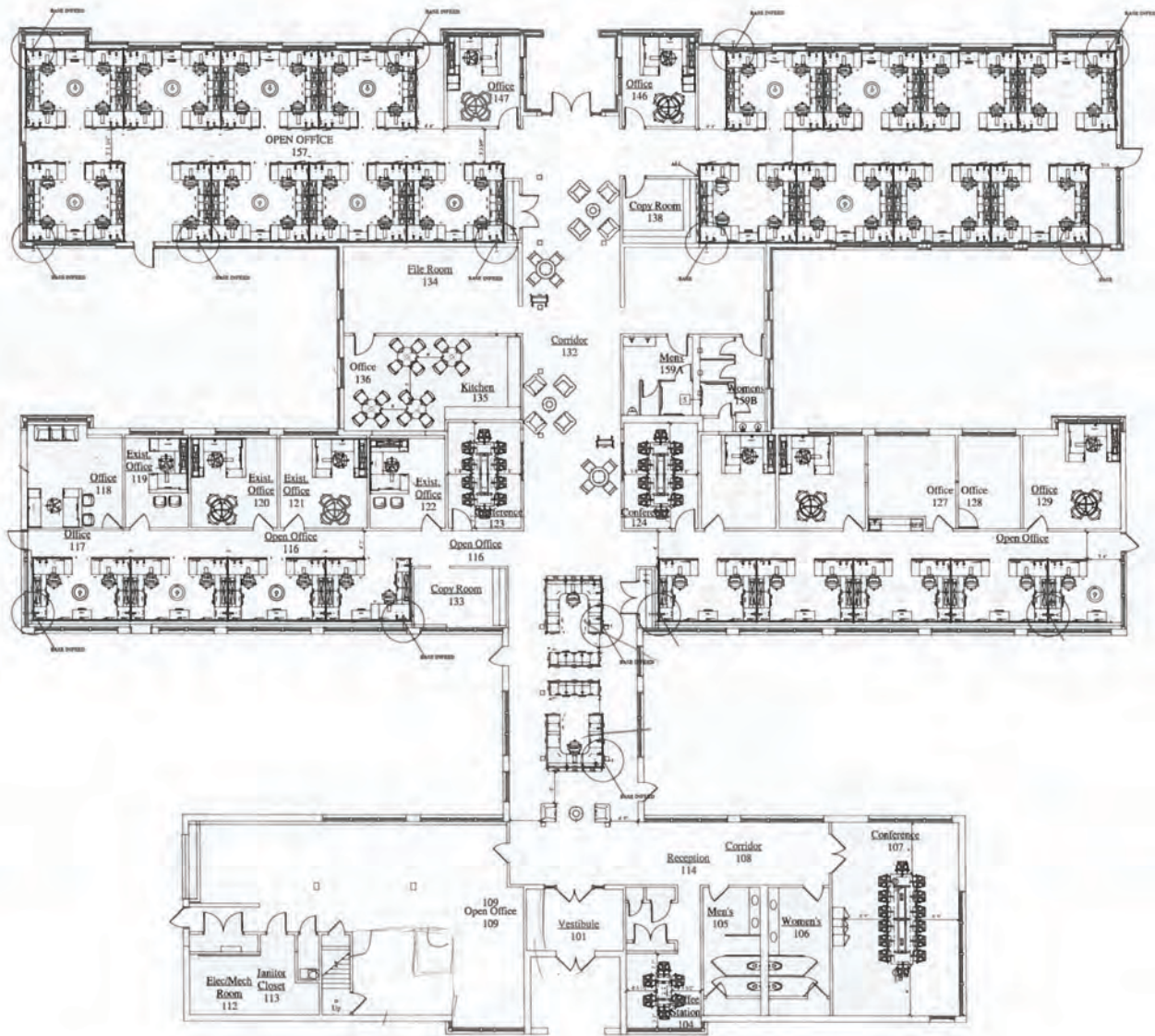


CLICK HERE FOR
VIDEO TOUR





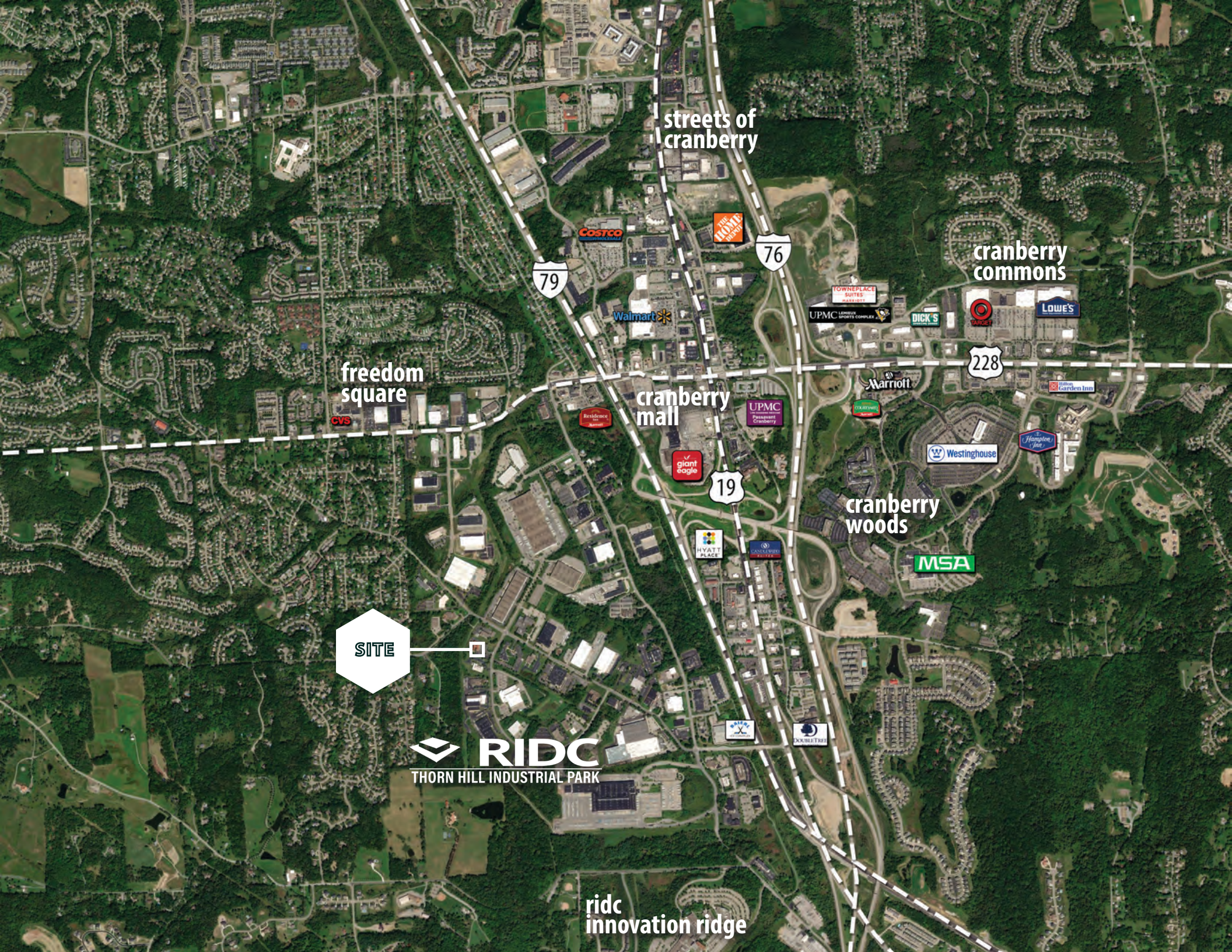
502
KEYSTONE DRIVE



502 KEYSTONE

FLOORPLANS





streets of
cranberry

cranberry
commons

freedom
square

cranberry
mall

cranberry
woods

SITE

 **RIDC**
THORN HILL INDUSTRIAL PARK

ridc
innovation ridge



WHO'S IN THE NEIGHBORHOOD



WESCO

SAE
INTERNATIONAL



RedZone
ROBOTICS



EATON

verizon

UPMC
LIFE CHANGING MEDICINE

we-ef

PARAGON
fresh. fresh. food.

MITSUBISHI

SITE

CDR
MANUFACTURING

MRS
MATERIALS
RESEARCH
SOCIETY



CONTACT

MICHAEL CONNOR
mconnor@HannaLWE.com

AJ PANTONI
ajpantoni@HannaLWE.com

One PPG Place | Suite 1640
Pittsburgh, PA 15222
(M) 412.261.2200
(F) 412.261.2075
HannaLWE.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

