

Office Space for Lease

171

Hillpointe Drive

CANONSBURG, PA 15317

Elken Center - Southpointe

8,030 SF $\pm$ Total Available



4,960 SF $\pm$ Available Immediately

3,070 SF $\pm$ Available 3/1/2027

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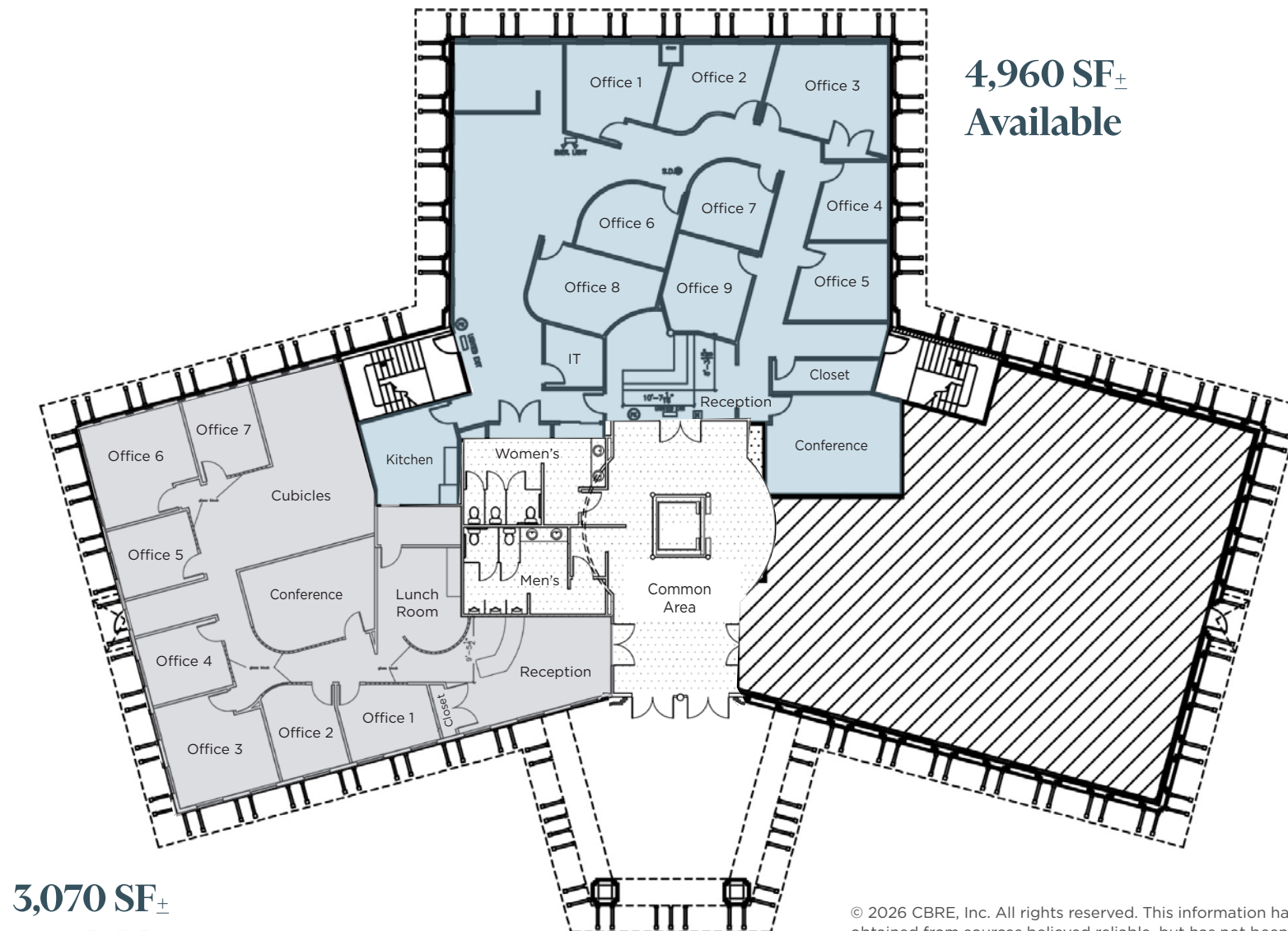


Property Overview

- ◆ Move-In Condition
- ◆ Available Immediately
- ◆ Building Size: 20,248 SF±
- ◆ Property Size: 3.24 Acres+
- ◆ Parking: 75 free surface spaces
Ratio of 3.7 per 1,000 SF
- ◆ Signage available
- ◆ Creative and unique office architecture
- ◆ Spacious, fully-equipped kitchen in each suite
- ◆ Floor-to-ceiling windows
- ◆ Zoning: SD - Special Development
- ◆ Washington County

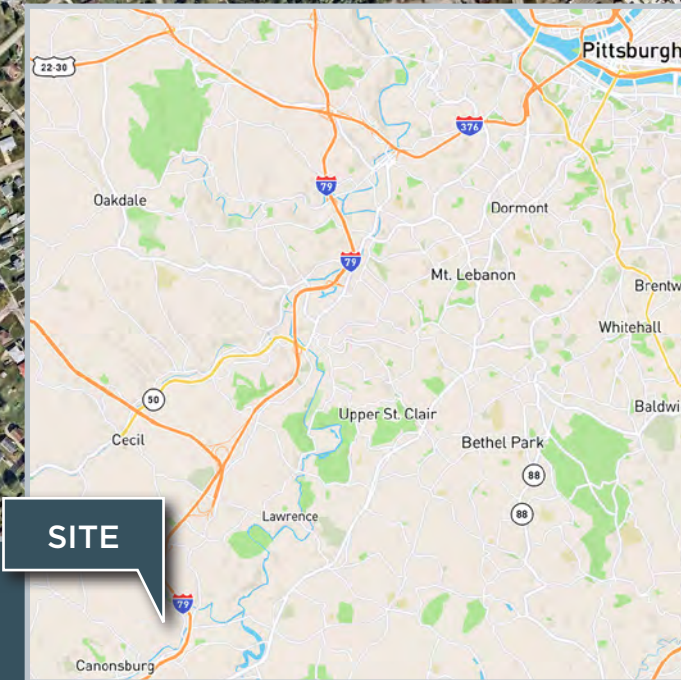
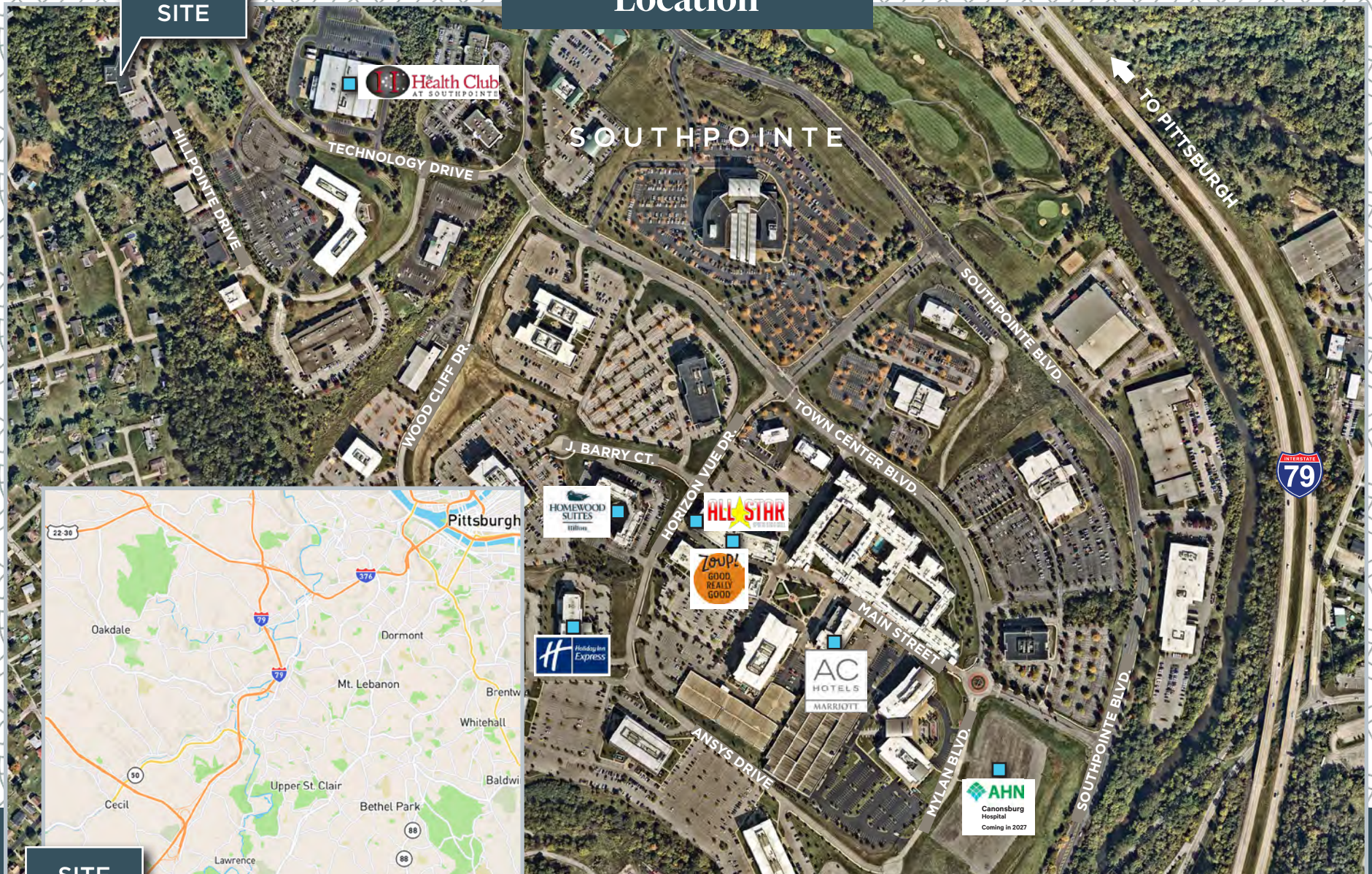


Floor Plan



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Location



- ◆ 25 minutes / 20 miles from downtown Pittsburgh
- ◆ 8 minutes / 2.5 miles from Canonsburg
- ◆ 30 minutes / 24 miles to Pittsburgh International Airport