

zenithridge



CUSTOMIZABLE SOLUTIONS

Multiple Suites Available

 *Southpointe* 2400 ANSYS DRIVE, CANONSBURG, PA 15317



For more information, contact:


KELLEY HECKATHORNE
+1 412 670 4248
khoover@naiburnsscalo.com

GUS SCALO
+1 412 721 7713
gscalo@naiburnsscalo.com

Leasing by:

NAIBurns Scalo
Brokerage Services



- NEW FITNESS CENTER and GRAB N GO CAFÉ
- Steps away from the new Southpointe Town Center retail development
- Adjacent to 3 Hotels: AC Hotel, Holiday Inn Express and Homewood Suites
- Visibility from I-79 at the highest elevation in Southpointe Phase II
- Mile long walking/jogging trail with 5 fitness stations
- Private patio with fire pit, grills, ping pong and seating
- Parking Ratio is 4.5/1,000 per square foot
- Suite access 24/7/365
- Hi-Tech, energy efficient HVAC with independent controls
-  LEED Certified and  Green Rated

Economic Incentives/Lower Cost of Doing Business

- No Business Privilege Tax/Mercantile Tax
- 1% Lower Sales Tax in Washington County = 6% Sales Tax

BUILDING FEATURES





BUILDING AMENITIES



FITNESS CENTER



**WALKING TRAILS
EXERCISE STATIONS**



CONFERENCE CENTER



**PATIO, FIRE PIT, GRILLS,
PING PONG**



**GRAB N GO
CAFÉ**



**CONCIERGE SERVICES &
PROPERTY MANAGEMENT**



**RENOVATED
LOBBY**



**SIGNAGE
OPPORTUNITIES**



**ABUNDANT
PARKING**



**MONTOUR
TRAIL ACCESS**



**LEED CERTIFIED &
GREEN RATED**



**EASY
ACCESS**

FLOOR PLANS

First Floor

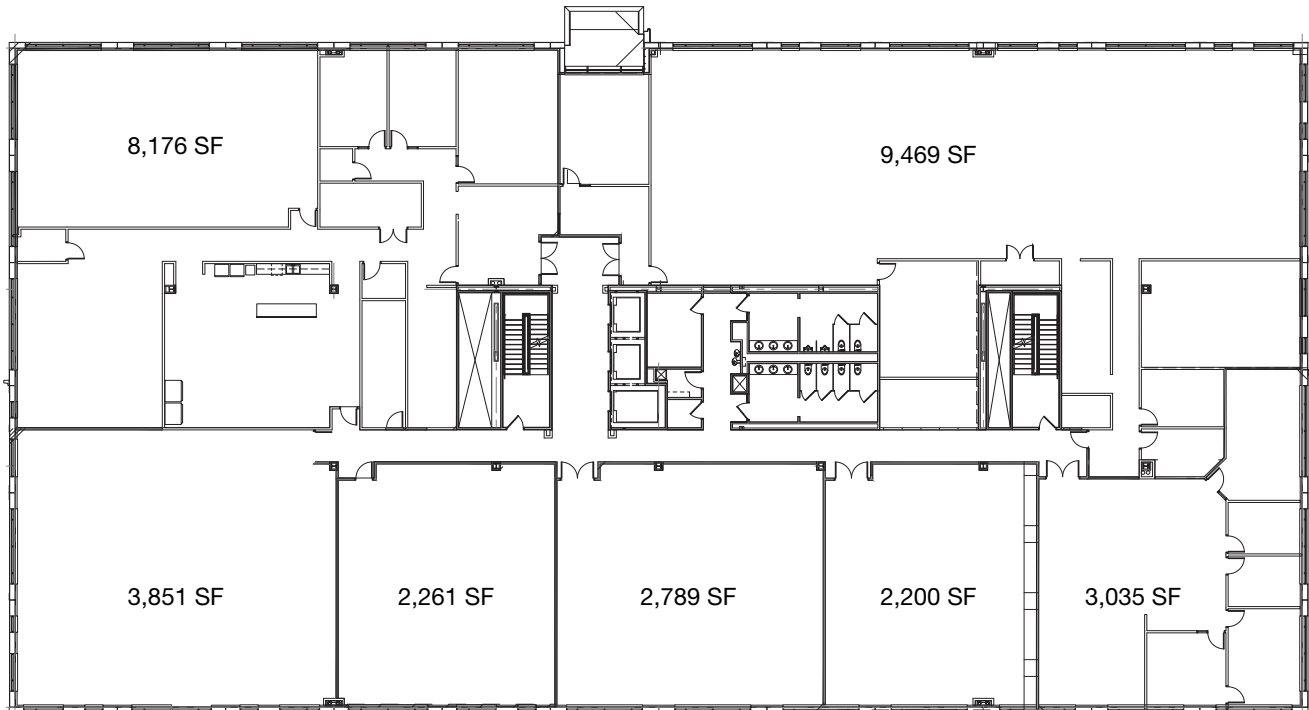
3,761 SF

- 6 Offices
- Conference Room
- 20 Cubicles



Second Floor

32,741 SF (Full floor available or can be subdivided)

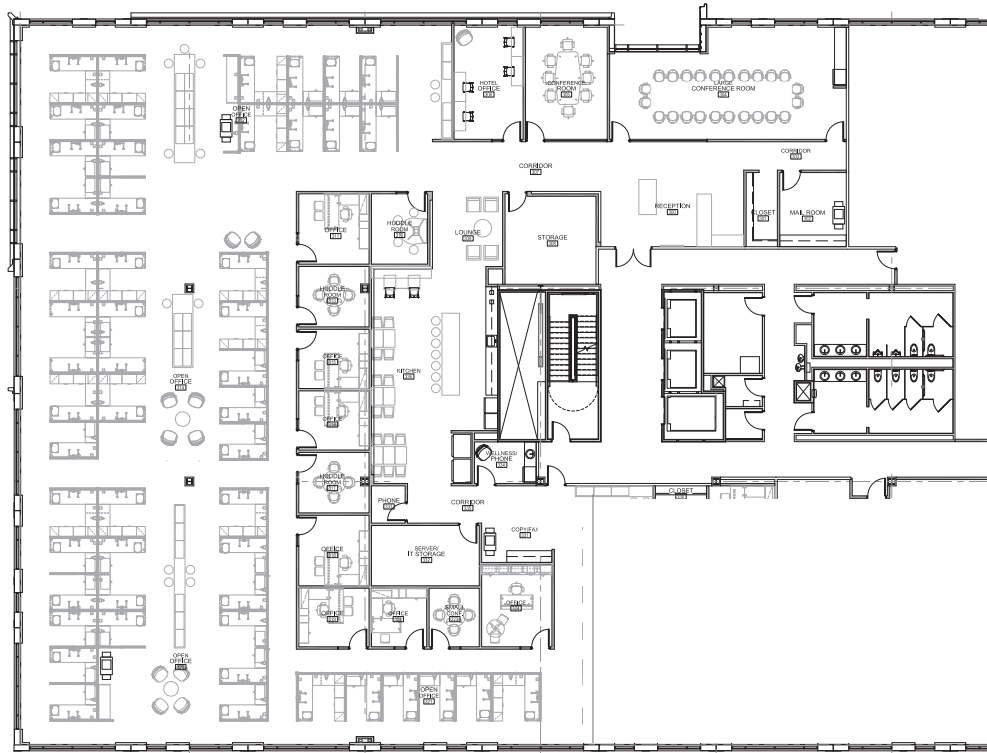


FLOOR PLANS

Suite 303

16,244 SF

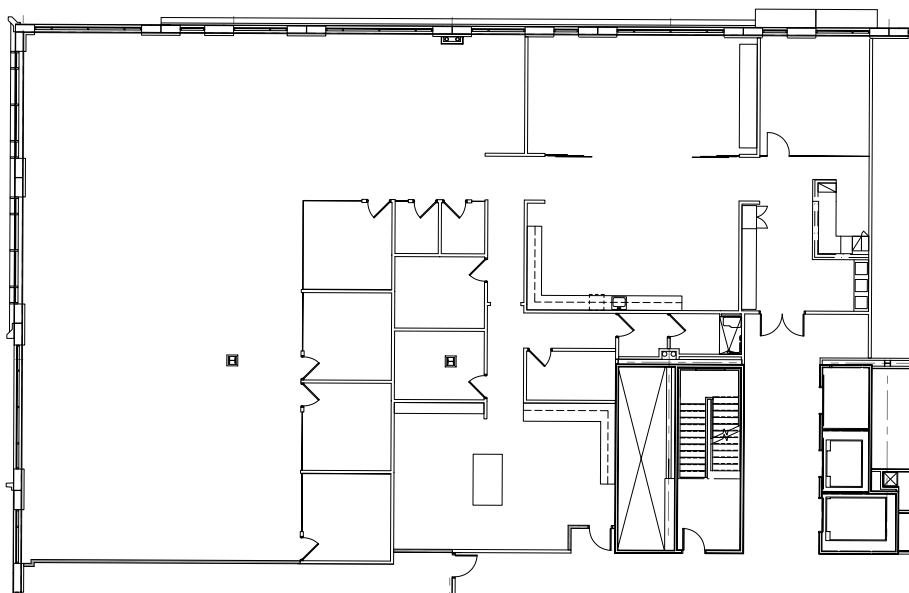
- 3 Conference Rooms
- 11 Offices
- 52 Workstations
- End Suite with lots of Floor to Ceiling Windows
- Large Cafe/Kitchen
- Lounge Areas
- 2 Phone Rooms
- Mailroom



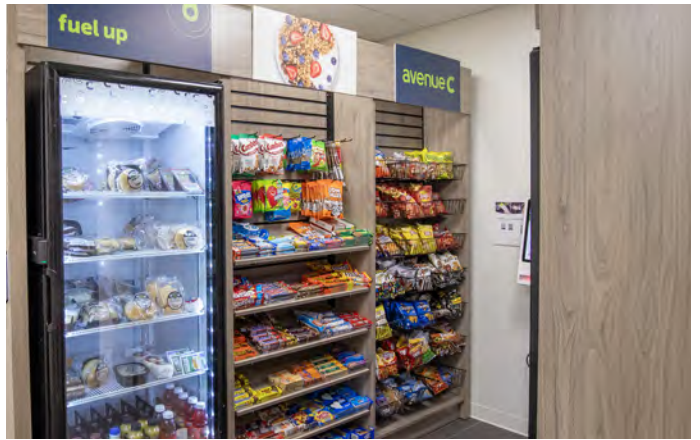
Suite 403

9,316 SF

- 6 Offices
- 2 Glass Conference Rooms
- Beautiful Large Kitchen
- 2 Phone Rooms
- Corner Suite with lots of Floor to Ceiling Windows



PHOTOGRAPHY



PROPERTY MANAGEMENT



On-Line Service Request Portal

We understand the importance of your team's productivity, wellbeing, and daily experience. That's why Burns Scalo Real Estate Management provides all our clients with 24/7 unmatched care. We take pride in serving your team as you grow and exceed goals.

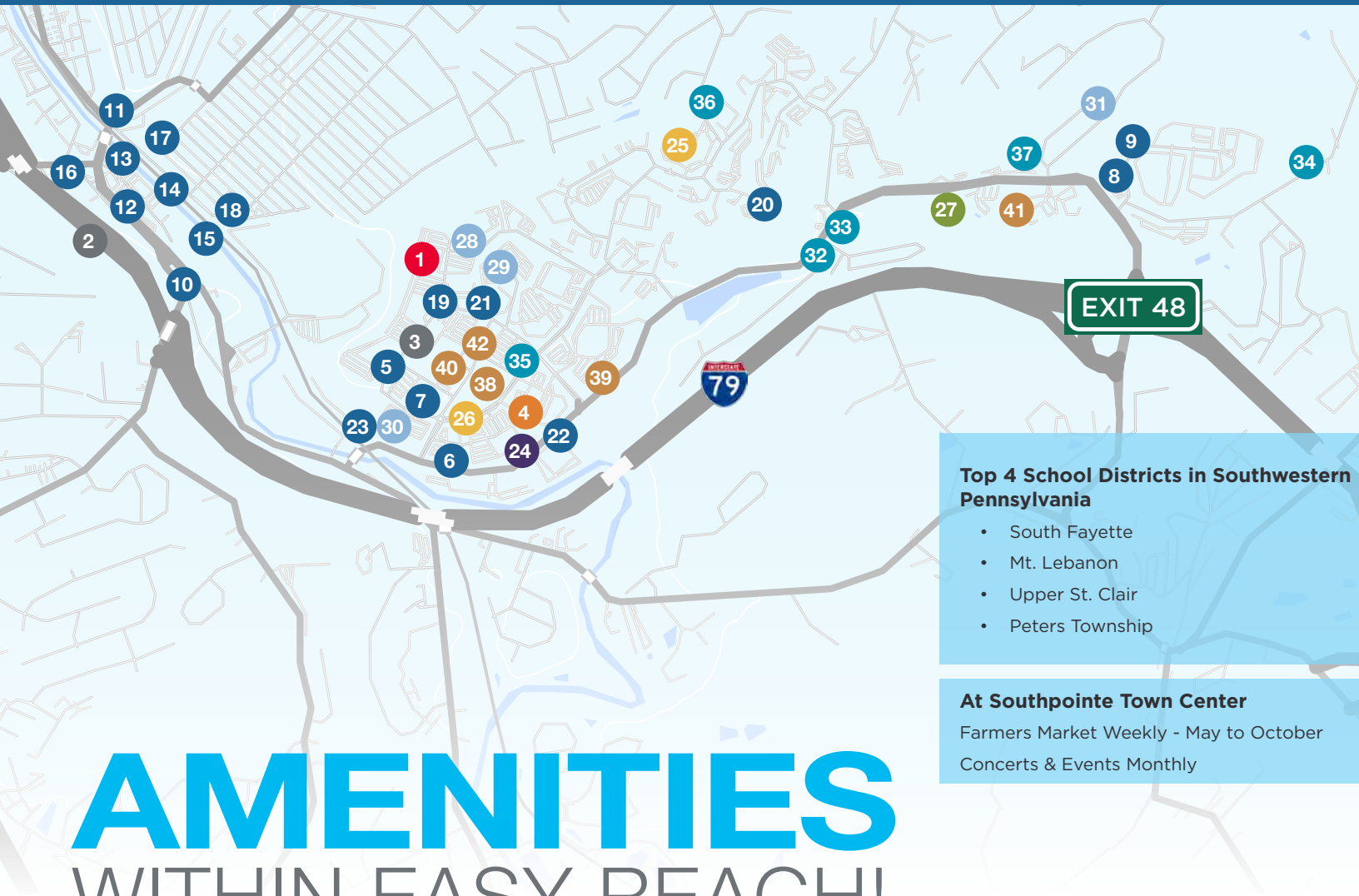
Online maintenance submissions through the Online Client Portal are promptly directed to the field technician and managed by the client concierge team and facilities manager, then tracked by the facilities team to ensure service within 24 hours.

Our Services

- Dedicated Client Experience Team.
- On-Site Day & Night Janitorial Services.
- Specialty Services: Food Truck Days, Mobile Car Wash Days, Dry Cleaning Service, etc.
- Ribbon-Cutting Events.
- Assistance in Coordinating Celebratory Events.
- Partner Perks Program. All Burns Scalo Clients can enjoy endless benefits, rewards, and discounts right at their fingertips!

PARTNER PERKS PROGRAM participating businesses





Top 4 School Districts in Southwestern Pennsylvania

- South Fayette
- Mt. Lebanon
- Upper St. Clair
- Peters Township

At Southpointe Town Center

Farmers Market Weekly - May to October
 Concerts & Events Monthly

AMENITIES

WITHIN EASY REACH!

PROPERTY
 1 Zenith Ridge II

COFFEE SHOPS
 2 Starbucks
 3 LaBella Bean

DAYCARE
 4 Doodle Bugs

DINING
 5 Zoup
 6 Nates Chophouse
 7 Jimmy John's
 8 Jacksons Restaurant & Bar
 9 Subway
 10 McDonalds
 11 Dunkin
 12 Wendy's
 13 KFC
 14 Papa Johns
 15 Hog Fathers BBQ
 16 Walgreens
 17 Taco Bell

18 Sarris Candies
 19 All Star Sports Bar & Grill
 20 Los Bajitos
 21 Toscana Brick Oven
 22 Bubba Burgers
 23 R-Bar

ENTERTAINMENT
 24 Printscape Arena at Southpointe

FITNESS
 25 The Health Club At Southpointe
 26 Barre3

GOLF
 27 Southpointe Golf Club

HOTELS
 28 Holiday Inn Express
 29 Homewood Suites Hilton
 30 AC Hotels Marriott
 31 Hilton Garden Inn

RESIDENTIAL
 32 The Fairway Luxury Condos
 33 Fairway Landing Patio Homes
 34 Reserve at Southpointe Apartment Homes
 35 1400 Main Apartments
 36 Alto Piano Homes
 37 Ironwood Homes

SERVICES
 38 WesBanco
 39 CFS Bank
 40 Southpointe Nails
 41 Avis
 42 The Skin Center



Southpointe is packed with great restaurants, shops, apartments, hotels, and office space. Everything you need to live, work, play.

Experience the best of Pittsburgh's South Hills at Southpointe Town Center in the heart of the renowned Southpointe Business Park. The Main Street and Park are the focal point of this walkable Town Center where people live and work with the convenience of banks, fitness center, yoga studio, dentist, nail salon, mail center, restaurants and coffee shop just down the street.

All your employee recruiting and retention amenities needed for your success.

