



Colliers

Accelerating success.



For Lease

100 Global View Drive *Warrendale, PA 15090*

125,000 SF
Class A Office Space

 Corporate Campus
Environment

 3rd Floor
Plug & Play

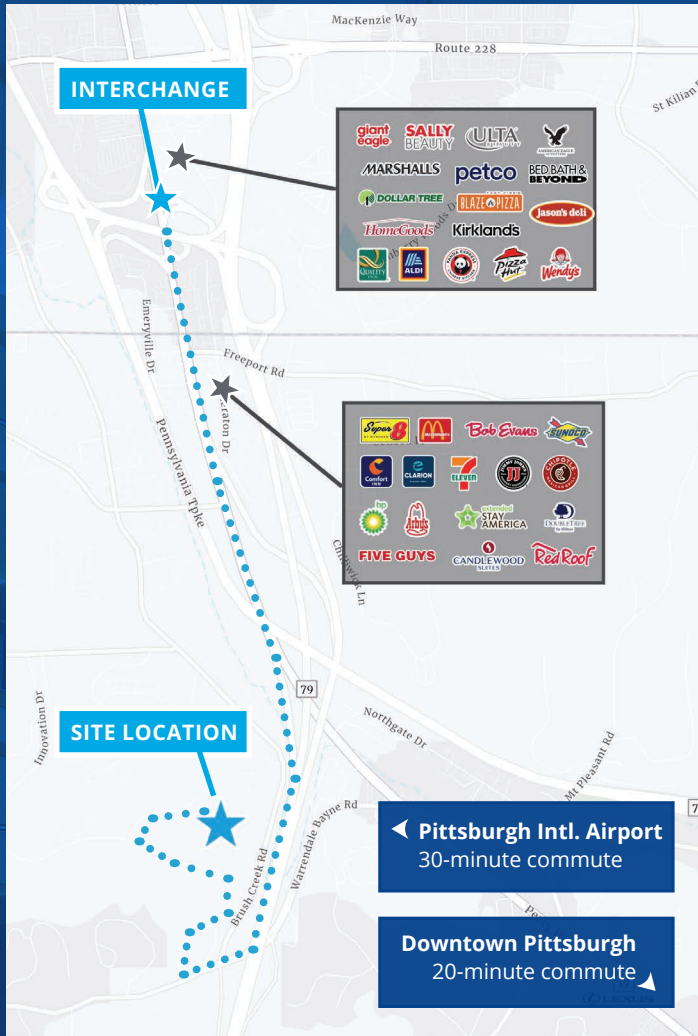
Three-story common area providing exceptional breakout areas, café and fitness center.

Recent capital improvements completed in January 2022

Property Features:

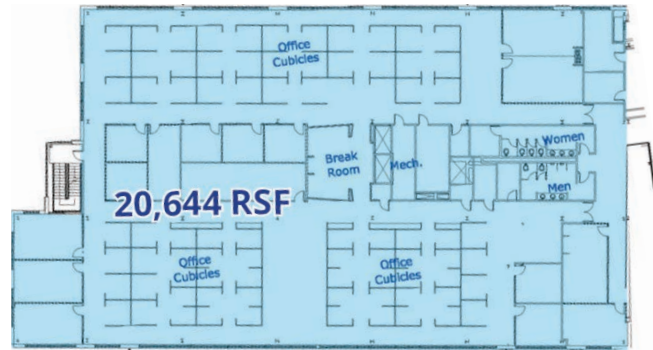
- **Current vacancies:**
2nd Floor: 20,644 RSF
3rd Floor: 12,197 RSF *with plug and play opportunity with furnishings available*
- **Energy efficient, 2007 construction** with LEED Gold Certification
- **Close proximity to dozens of amenities** including restaurants, hotel, and retailers
- **Immediate recreational access** with onsite fitness center and outdoor walking trails
- **Professional interior and exterior building finishes**, featuring recent renovations
- Located in the **Innovation Ridge Business Park**
- **Commuter-friendly location** with easy access to Interstate 79 and PA Turnpike

Surrounding Amenities

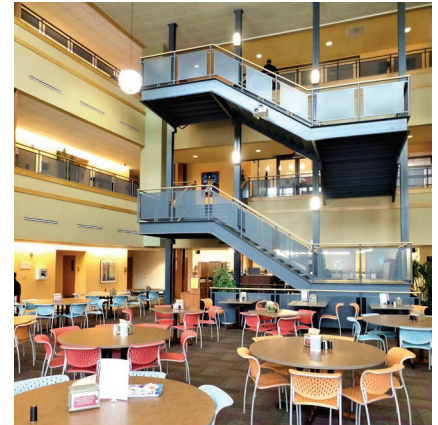
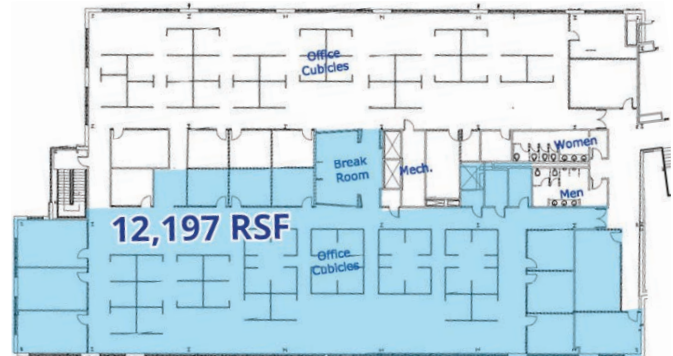


Available Vacancies

2nd Floor
20,644 RSF
Subdividable to 2,000+ RSF



3rd Floor
12,197 RSF



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