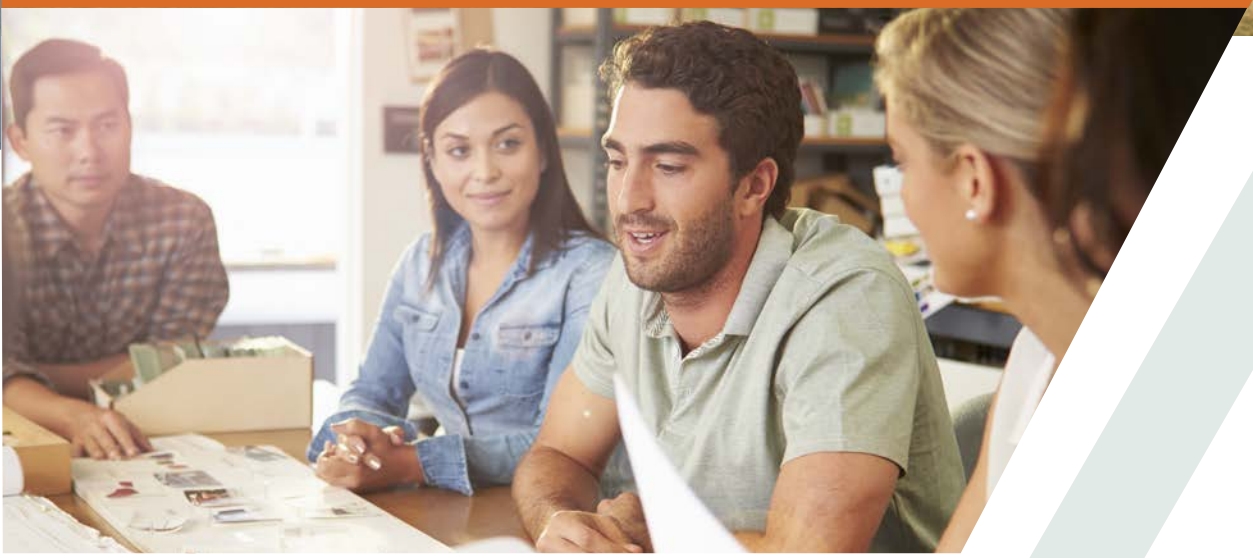
APEX

275 TECHNOLOGY DR
SOUTHPOINTE

A SPACE TO GROW YOUR TEAM'S FUTURE



Now delivering

– full building inventory in greater Pittsburgh's premiere Southpointe business park

A FUTURE-FOCUSED WORK SPACE - LEASING NOW

108,000 SF of freshly renovated and fully vacant Class A office space

MULTIMILLION DOLLAR RENOVATIONS

Revitalization to include outdoor third place

Build to suit as if you own it yourself

Here in greater Pittsburgh's premiere suburban office park, you'll have access to 108,000 SF of immediately available, two-story, Class A office space. This is build-to-suit space without the wait – where you'll have the flexibility to control renovations, access, parking, environment comfort and more as if you owned the building. Plus, APEX 275 Southpointe has an easily redesigned interior, making it a dynamic workplace of the future with many attractive amenities.

Ideal for single or multiple tenants

The building presents a prime opportunity for an emerging business to lease big league space in a high-quality suburban setting. What's more, existing Southpointe tenants have the option of expanding their operations into this conveniently located building.

Close to some of the tri-state's best firms

Your neighbors are some of the tri-state area's best technology, healthcare/biotech, energy and insurance companies, including Mylan Pharmaceutical, Northrop Grumman, CentiMark Corporation, Ansys, Apria Healthcare and Shell Chemical Appalachia's Dutch Cracker Facility.

Everyone is nestled in a park-like setting, where synergy with other like-minded professionals comes naturally. There's also plenty of outdoor parking in this community, where your employees will meet and mix with the best and brightest in many rapidly evolving industries.

APEX 275 SOUTHPOINTE
FLOOR PLAN

275 TECHNOLOGY DRIVE, SOUTHPOINTE PA 15317

Easily renovated, expandable, highly visible Class A space

- 108,000 SF already built and freshly renovated Class A space
- 50,000 SF expandable parking field or building footprint for total of 160,000 SF
- Building signage prominently visible to the over 120,000 passersby from I-79

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Built for collaboration, productivity and innovation

The multimillion dollar renovation from the new owner, M&J Wilkow, includes redesigning the entire interior as a dynamic workplace of the future. The large, efficient floor plate accommodates open workspaces and ceilings, encouraging collaboration, productivity and innovation.

Adjacent to 3.5 acres of land, APEX 275 Southpointe is ready to accommodate a 50,000-square-foot expansion or additional parking. This is the largest block of Class A office space vacancy in Southpointe.

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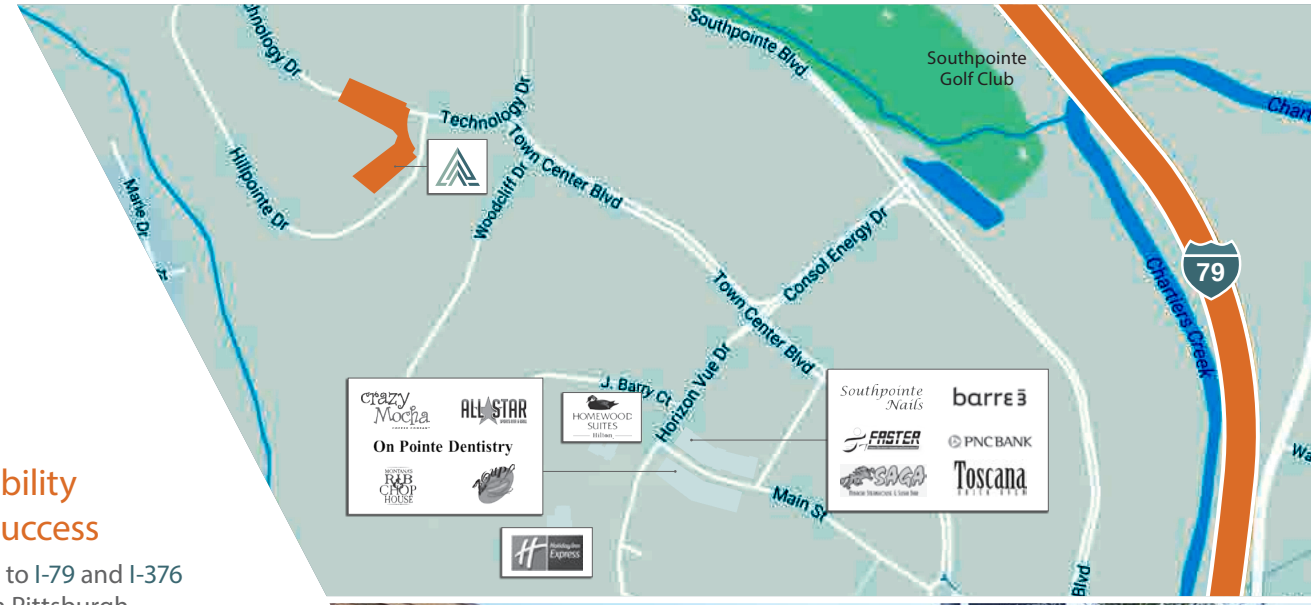

Access and visibility for long term success

- Fast connection to I-79 and I-376
- 25 minutes from Pittsburgh International Airport
- 20 minutes from downtown
- Signage visible to 120,000 daily passersby

Live, work and play in an upscale suburban neighborhood

Southpointe is a premium suburban neighborhood with an average household income of $88,821 – which is expected to grow to nearly $100,000 by 2021. Plus, it's close to a richly appealing and diverse mix of shopping, dining and entertainment options.

Nearby destinations include Southpointe Town Center, Carmike Promenade 16 + IMAX Theaters and renowned restaurants such as Jackson's Restaurant & Bar, Markook Authentic American Eats, Juniper Grill, and Bartram House Bakery.

Schedule your tour while space is still available!

Renovations will be completed in early 2017

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JLL

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