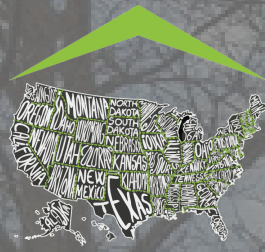


FOR LEASE



SUMMERFIELD COMMONS OFFICE PARK

2559 WASHINGTON RD .PITTSBURGH, PA 15241 .ALLEGHENY



SUMMERFIELD
COMMONS
OFFICE PARK

FOR MORE INFORMATION

VENTURE RE
2559 WASHINGTON RD
PITTSBURGH, PA 15241
412.833.8700
WWW.VENTURERE.US

ADAM HOPPEL
412.833.8700
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VENTURE

EXECUTIVE SUMMARY

2559 WASHINGTON RD, PITTSBURGH, PA 15241



OFFERING SUMMARY

Available SF:	681 - 5,313 SF
Lease Rate:	\$18.50 - 23.00 SF/yr (MG)
Lot Size:	7.43 Acres
Building Size:	84,300
Submarket:	South Pittsburgh/Rte 19 Submarket

PROPERTY OVERVIEW

Upper St Clair's Summerfield Commons Office Park is home to many successful business, the strategic location and peaceful atmosphere make our park perfect for any business looking for accessibility while avoiding noise and congestion.

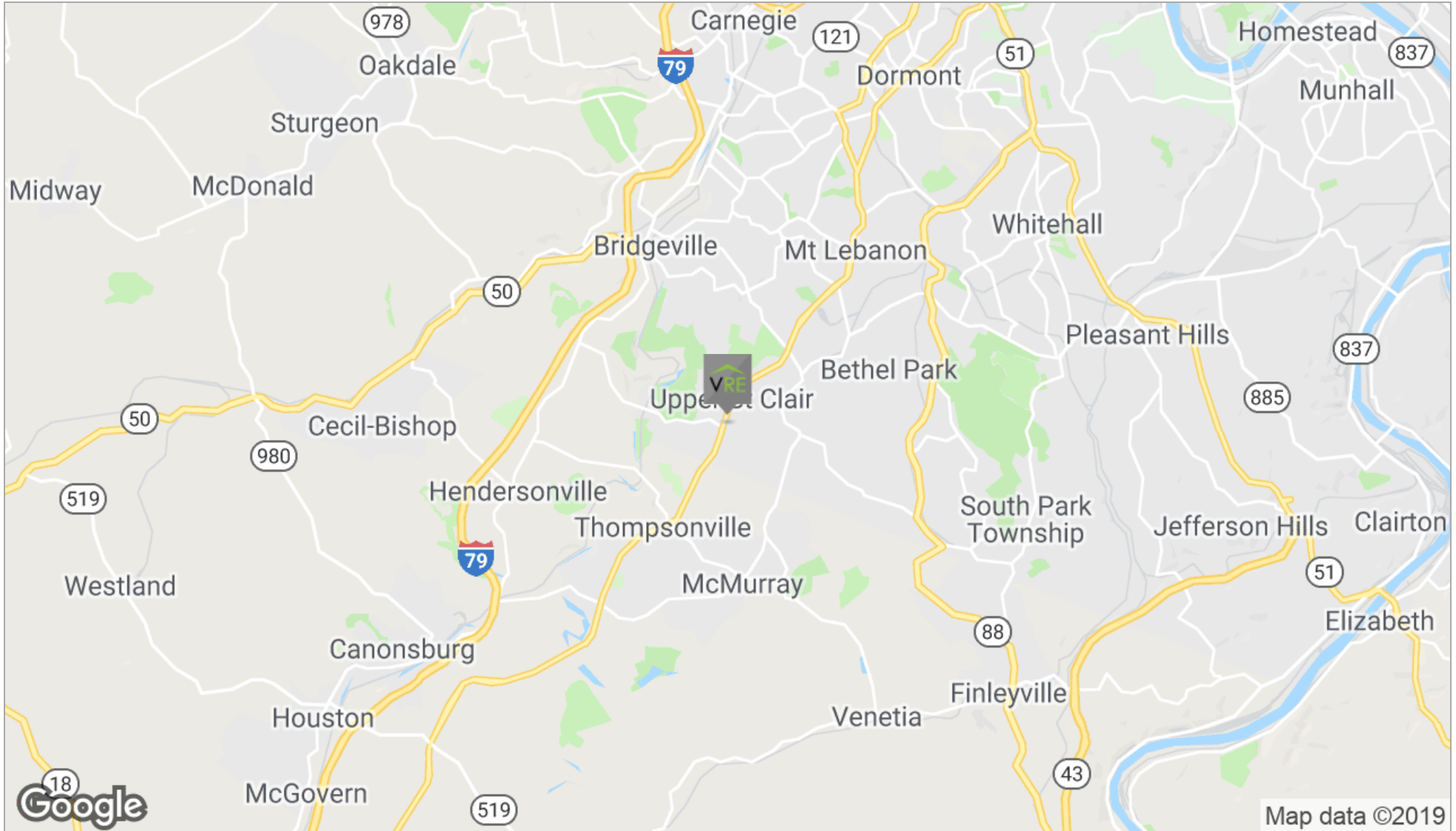
Summerfield offers professionals a park like setting, walking trails, on-site maintenance, and waterscapes.

PROPERTY HIGHLIGHTS

- 11 Buildings, Total of 93,742 SF
- A Variety of Suite Sizes Available, 681 - 1,734 SF
- Custom Buildouts
- Ample Free Parking
- On-site Property Manager
- On-site Property Maintenance
- Park Like Setting
- Walker Friendly
- Easy Access to Routes 19 & 79
- Individual Climate Controls

LOCATION MAPS

2559 WASHINGTON RD, PITTSBURGH, PA 15241



SUMMERFIELD COMMONS OFFICE PARK // 681 - 5,313 SF OF OFFICE SPACE

ADDITIONAL PHOTOS

2559 WASHINGTON RD, PITTSBURGH, PA 15241

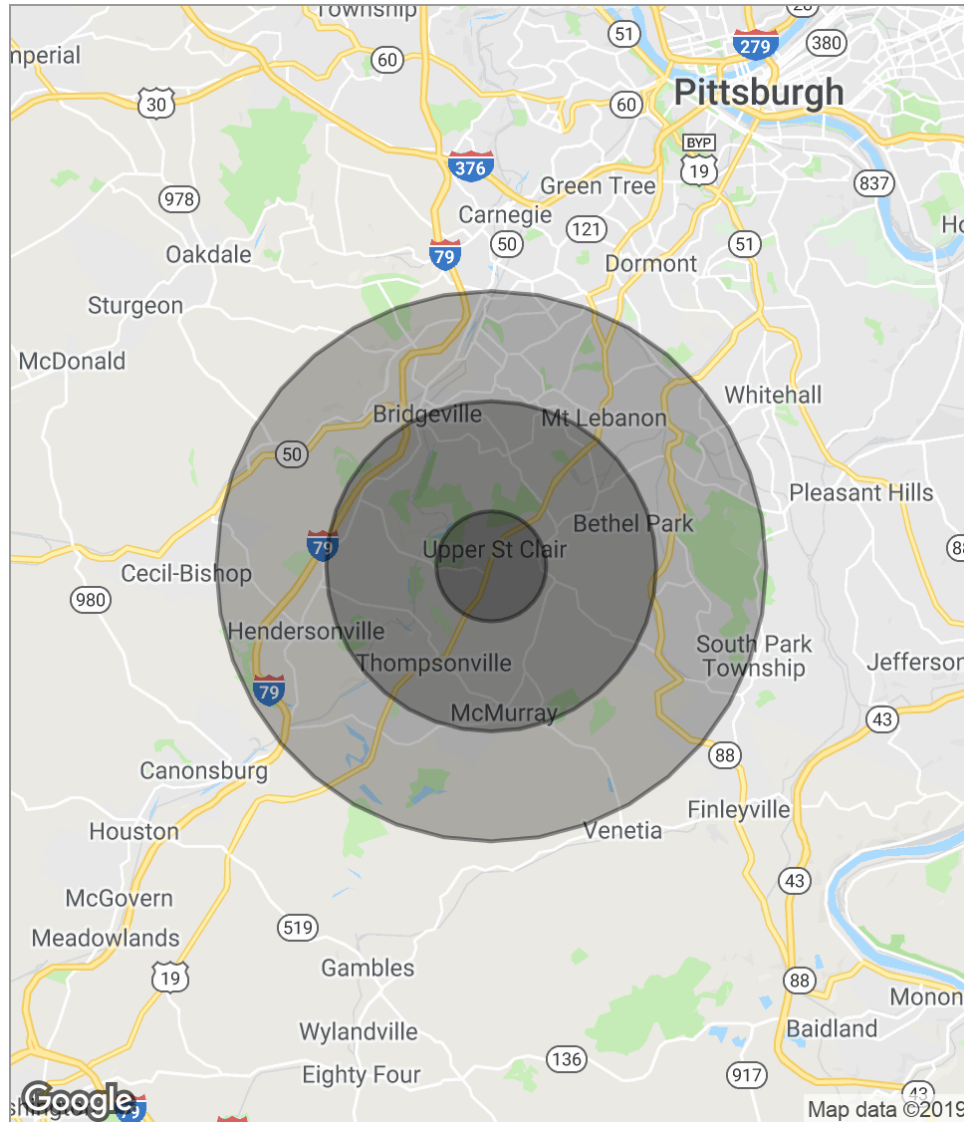


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DEMOGRAPHICS MAP

2559 WASHINGTON RD, PITTSBURGH, PA 15241



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,063	53,270	139,906
Median age	44.8	44.2	44.8
Median age (Male)	44.1	42.8	42.9
Median age (Female)	45.7	45.5	46.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,158	19,979	54,861
# of persons per HH	2.8	2.7	2.6
Average HH income	\$140,716	\$110,433	\$97,295
Average house value	\$287,100	\$269,147	\$239,685

* Demographic data derived from 2010 US Census

SITE PLAN

2559 WASHINGTON RD, PITTSBURGH, PA 15241



AVAILABLE SPACES

2559 WASHINGTON RD, PITTSBURGH, PA 15241



LEASE RATE: \$18.50 - \$19.00 PSF

LEASE TYPE: Modified Gross

TOTAL SPACE: 681 - 5,313 SF

LEASE TERM: 3 - 5 Years

SPACE	BUILDING	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 220	200	\$18.50 SF/yr	Modified Gross	681 SF	36 months	ADA accessible. Currently has one large office, a private restroom, and a shared ADA restroom.
Suite 432	400	\$18.50 SF/yr	Modified Gross	870 SF	36 months	This suite has recently been remodeled and currently has 2 offices, a large open work area, a kitchen, and a private restroom.
Suite 1121	1100	\$18.50 SF/yr	Modified Gross	928 SF	36 months	This suite has 3 offices, a large reception/waiting area, and a private restroom.
Suite 711	700	\$19.00 SF/yr	Modified Gross	986 SF	36 months	This suite is ADA accessible and has 3 offices, one of which could be used as a conference room, a large reception/open work area and a private restroom.

AVAILABLE SPACES

2559 WASHINGTON RD, PITTSBURGH, PA 15241

**LEASE RATE:** \$18.50 - \$19.00 PSF**LEASE TYPE:** Modified Gross**TOTAL SPACE:** 681 - 5,313 SF**LEASE TERM:** 3 - 5 Years

SPACE	BUILDING	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 430	100	\$18.50 SF/yr	Modified Gross	1,179 SF	36 months	This suite has 3 offices, one of which is a large executive office, which could also fit a conference room. It also has a reception/waiting area, a private restroom and kitchenette.
Suite 111	200	\$18.50 SF/yr	Modified Gross	1,196 SF	36 months	This suite is on the first floor of building 100 with ADA access. It is currently built-out as a dentist office, it has 4 offices, a reception area, 2 private restrooms, and a few smaller storage rooms.
Suite 223	200	\$18.50 SF/yr	Modified Gross	1,600 SF	36 months	ADA accessible. Currently has 4 offices, a conference room, kitchen, 2 private restrooms, a reception area, and a storage room.

AVAILABLE SPACES

2559 WASHINGTON RD, PITTSBURGH, PA 15241



LEASE RATE: \$18.50 - \$19.00 PSF

LEASE TYPE: Modified Gross

TOTAL SPACE: 681 - 5,313 SF

LEASE TERM: 3 - 5 Years

SPACE	BUILDING	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 610	1000	\$18.50 SF/yr	Modified Gross	2,500 SF	36 months	A unique build to suit opportunity. Space could use current layout that would allow for 7 offices, 1 conference room, 1 reception/waiting area, 1 kitchenette, and 2 private restrooms or could be configured to tenants specifications.
Building 1000	1000	\$19.00 SF/yr	Modified Gross	2,591 - 5,193 SF	36 months	A unique opportunity to lease an entire building overlooking a pond at Summerfield Commons Office Park. Currently floor plans has 16 offices, 2 reception/waiting areas, 1 kitchen, additional open spaces and 4 private restrooms.

SUMMERFIELD COMMONS OFFICE PARK // 681 - 5,313 SF OF OFFICE SPACE

AVAILABLE SPACES

2559 WASHINGTON RD, PITTSBURGH, PA 15241



LEASE RATE: \$18.50 - \$19.00 PSF

LEASE TYPE: Modified Gross

TOTAL SPACE: 681 - 5,313 SF

LEASE TERM: 3 - 5 Years

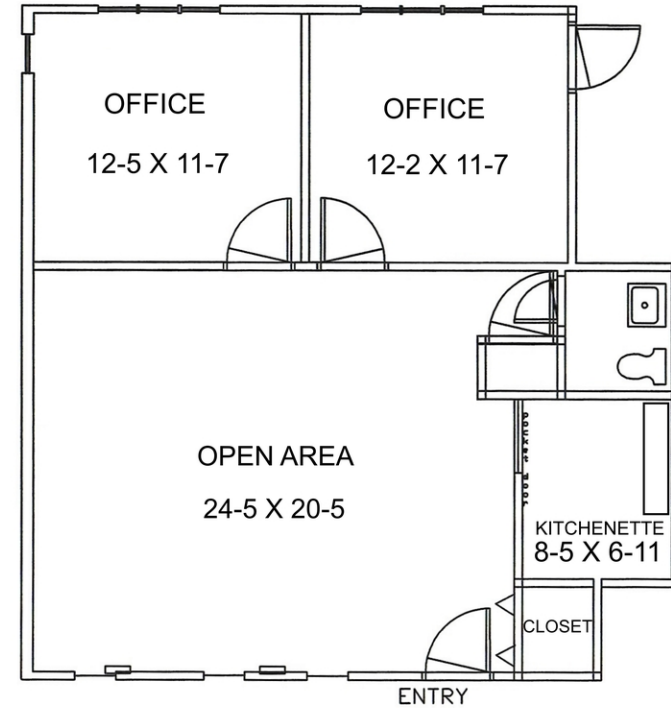
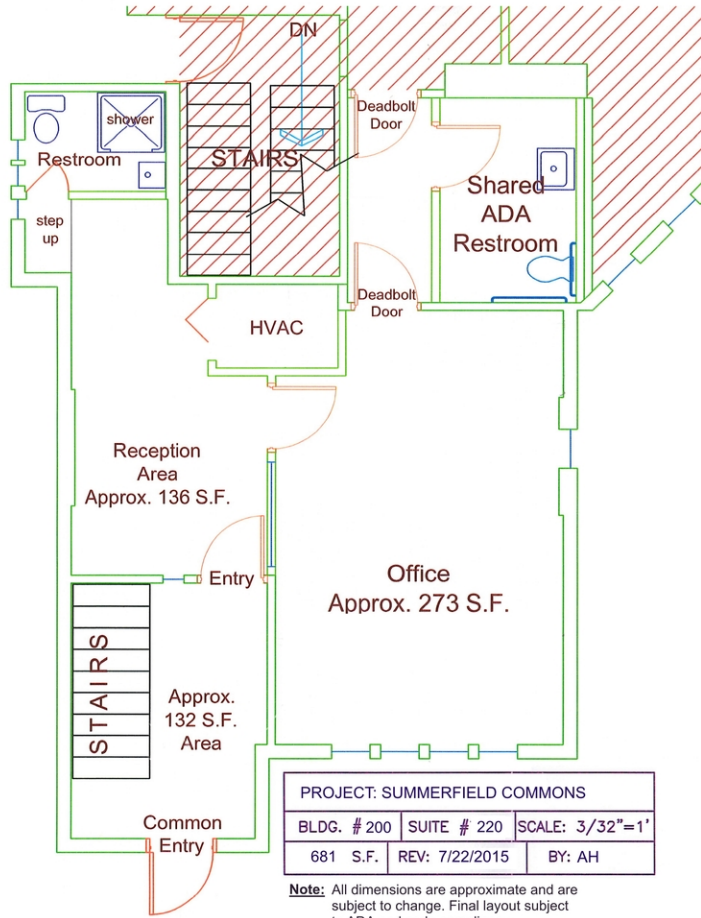
SPACE	BUILDING	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 230	Office Building	\$23.00 SF/yr	Modified Gross	5,313 SF	5 months	This space has been recently renovated with high end finishes. The space also comes fully furnished with a 100 KW backup generator.

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FLOOR PLANS

2559 WASHINGTON RD, PITTSBURGH, PA 15241



PROJECT: SUMMERFIELD COMMONS		
BLDG. # 400	SUITE # 432	SCALE: 3/32"=1'
870 S.F.	REV: 7/22/2015	BY: AH

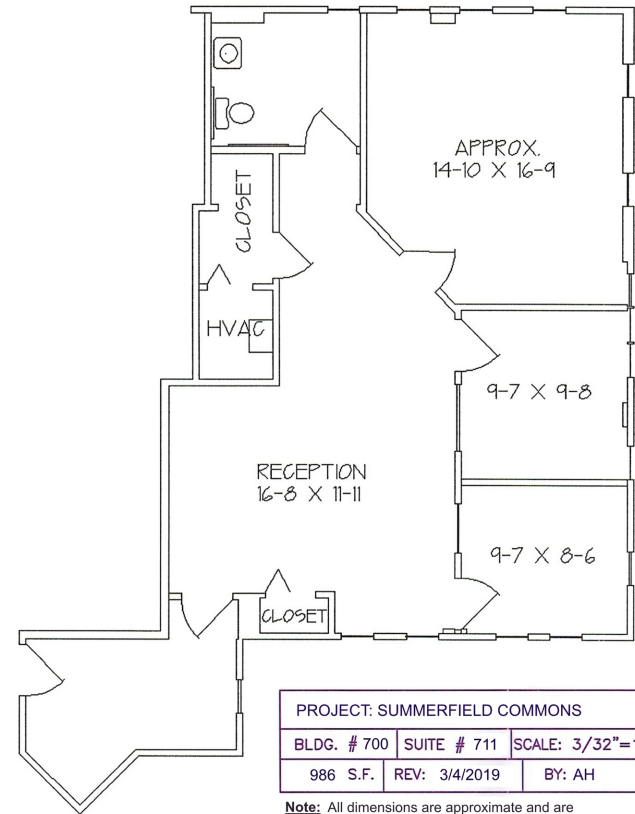
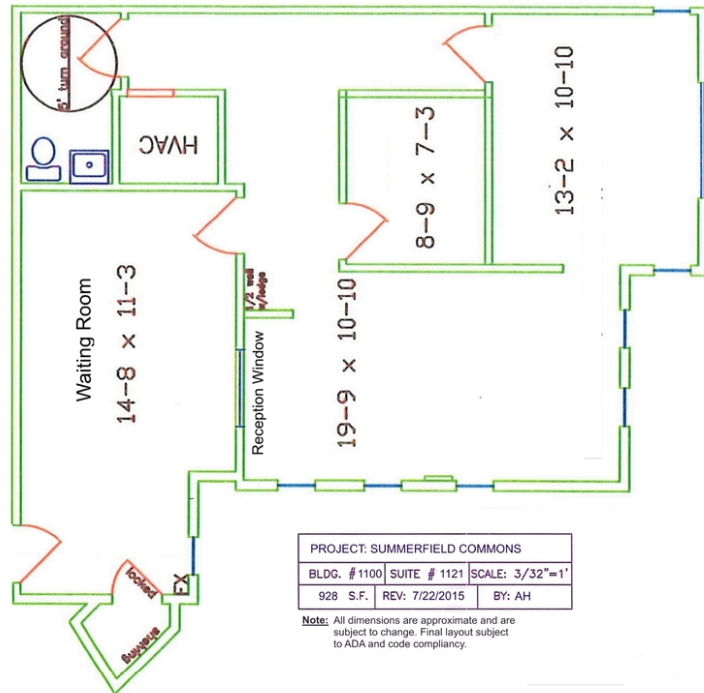
Note: All dimensions are approximate and are subject to change. Final layout subject to ADA and code compliance.

1 SUITE 220

2 SUITE 432

FLOOR PLANS

2559 WASHINGTON RD, PITTSBURGH, PA 15241

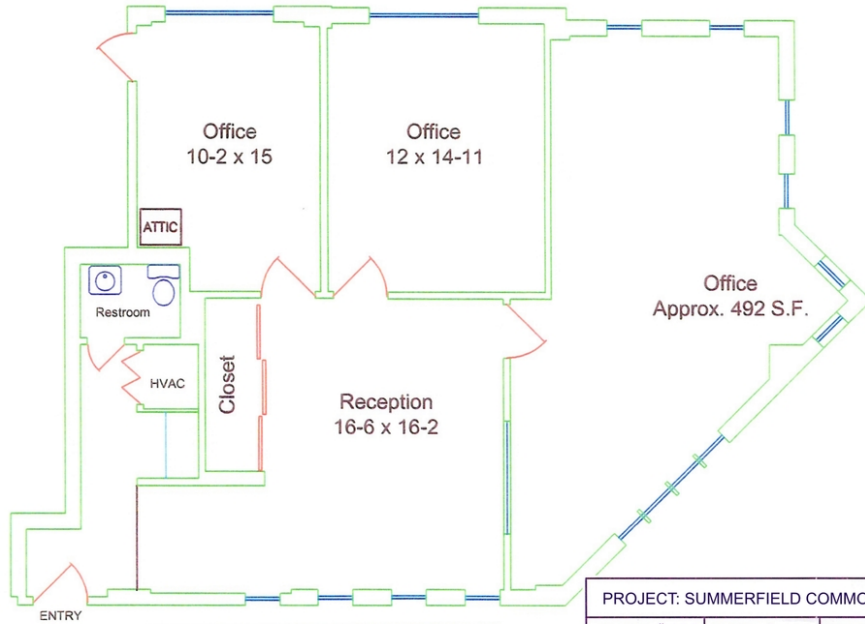


3 SUITE 1121

4 SUITE 711

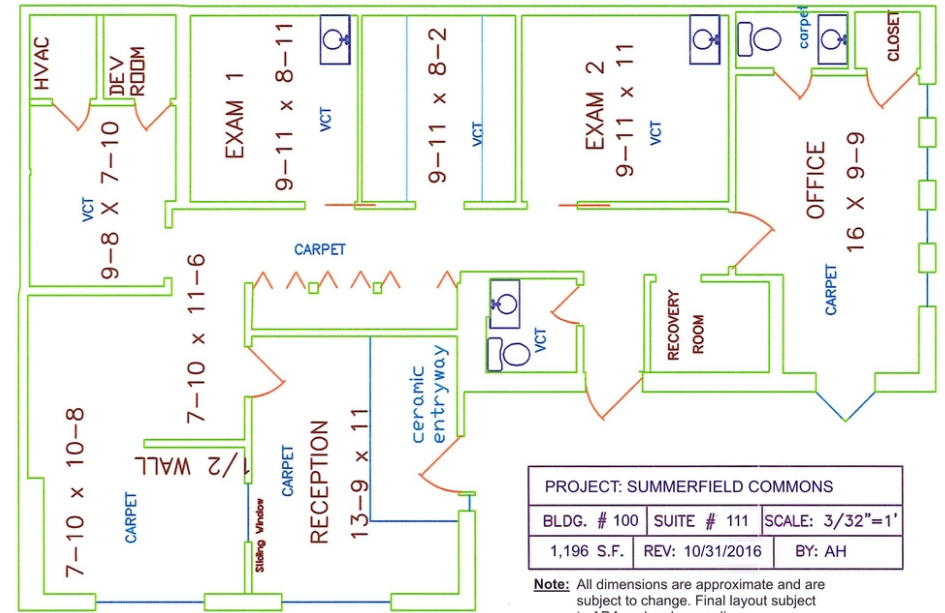
FLOOR PLANS

2559 WASHINGTON RD, PITTSBURGH, PA 15241



PROJECT: SUMMERFIELD COMMONS		
BLDG. # 400	SUITE # 430	SCALE: 3/32"=1'
1,179 S.F.	REV: 1/3/2017	BY: AH

Note: All dimensions are approximate and are subject to change. Final layout subject to ADA and code compliancy.



PROJECT: SUMMERFIELD COMMONS		
BLDG. # 100	SUITE # 111	SCALE: 3/32"=1'
1,196 S.F.	REV: 10/31/2016	BY: AH

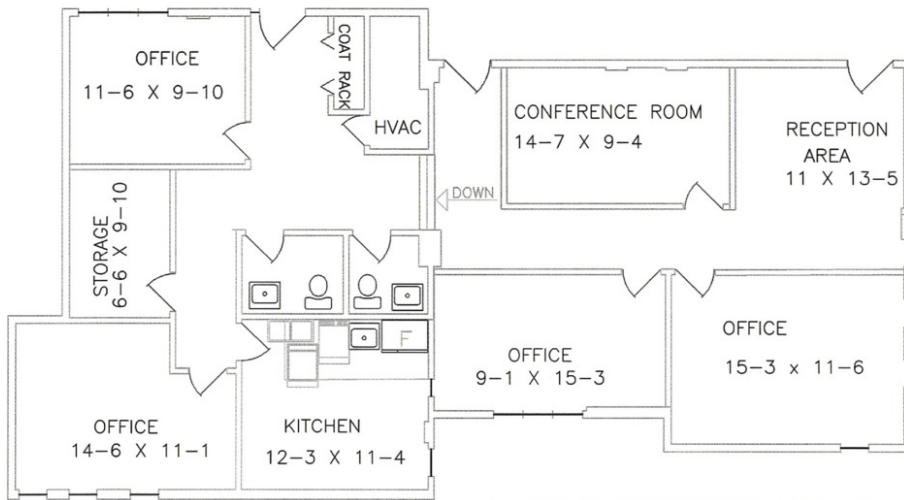
Note: All dimensions are approximate and are subject to change. Final layout subject to ADA and code compliancy.

5 SUITE 430

6 SUITE 111

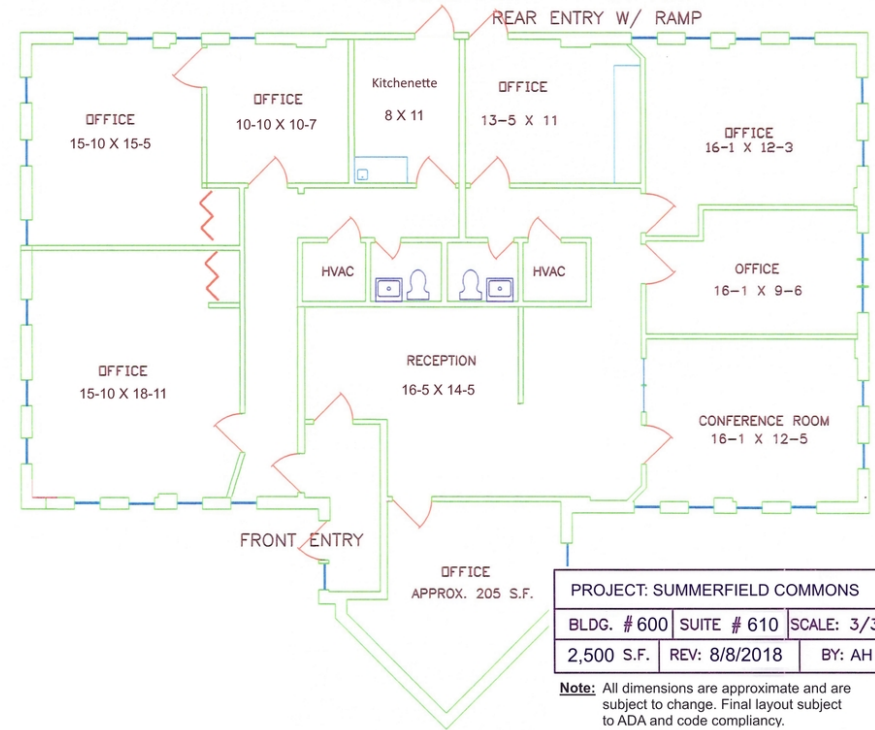
FLOOR PLANS

2559 WASHINGTON RD, PITTSBURGH, PA 15241



PROJECT: SUMMERFIELD COMMONS		
BLDG. # 200	SUITE # 223	SCALE: 3/32"=1'
1,600 S.F.	REV: 9/4/2018	BY: AH

Note: All dimensions are approximate and are subject to change. Final layout subject to ADA and code compliancy.



PROJECT: SUMMERFIELD COMMONS		
BLDG. # 600	SUITE # 610	SCALE: 3/32"=1'
2,500 S.F.	REV: 8/8/2018	BY: AH

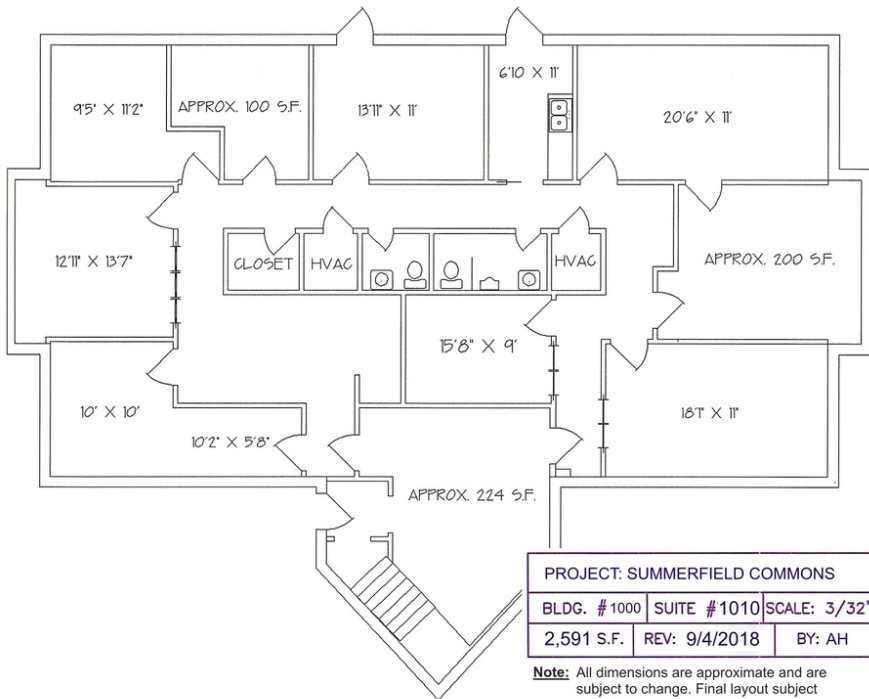
Note: All dimensions are approximate and are subject to change. Final layout subject to ADA and code compliancy.

7 SUITE 223

8 SUITE 610

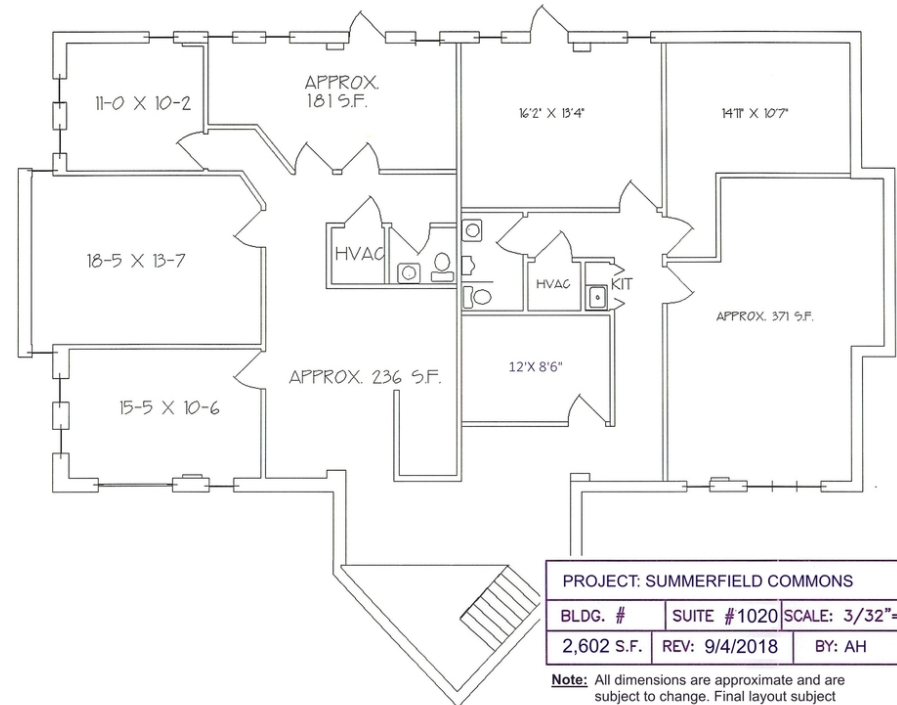
FLOOR PLANS

2559 WASHINGTON RD, PITTSBURGH, PA 15241



PROJECT: SUMMERFIELD COMMONS		
BLDG. # 1000	SUITE # 1010	SCALE: 3/32"=1'
2,591 S.F.	REV: 9/4/2018	BY: AH

Note: All dimensions are approximate and are subject to change. Final layout subject to ADA and code compliancy.



PROJECT: SUMMERFIELD COMMONS		
BLDG. #	SUITE # 1020	SCALE: 3/32"=1'
2,602 S.F.	REV: 9/4/2018	BY: AH

Note: All dimensions are approximate and are subject to change. Final layout subject to ADA and code compliancy.

FLOOR PLANS

2559 WASHINGTON RD, PITTSBURGH, PA 15241



PROJECT: SUMMERFIELD COMMONS

BLDG. # 200 SUITE # 230 SCALE:

5,313 S.F. REV: 6/17/2019 BY: AH

Note: All dimensions are approximate and are subject to change. Final layout subject to ADA and code compliancy.

