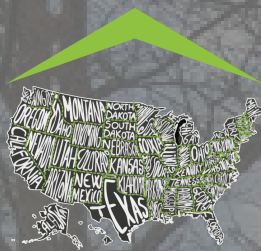


FOR LEASE



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
412.314.1810
WWW.VENTURERE.US

ADAM HOPPEL
412.314.1810
ADAM@VENTURERE.US

VENTURE

EXECUTIVE SUMMARY

2559 WASHINGTON RD, PITTSBURGH, PA 15241



OFFERING SUMMARY

Available SF: 10 - 5,313 SF

Lease Rate: \$18.50 - 23.00 SF/yr
(Full Service; MG; Net
of Electric)

Lot Size: 7.43 Acres

Parking: Free parking in lot

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 businesses. The strategic location and peaceful atmosphere make our park perfect for any business looking for accessibility while avoiding noise and congestion.

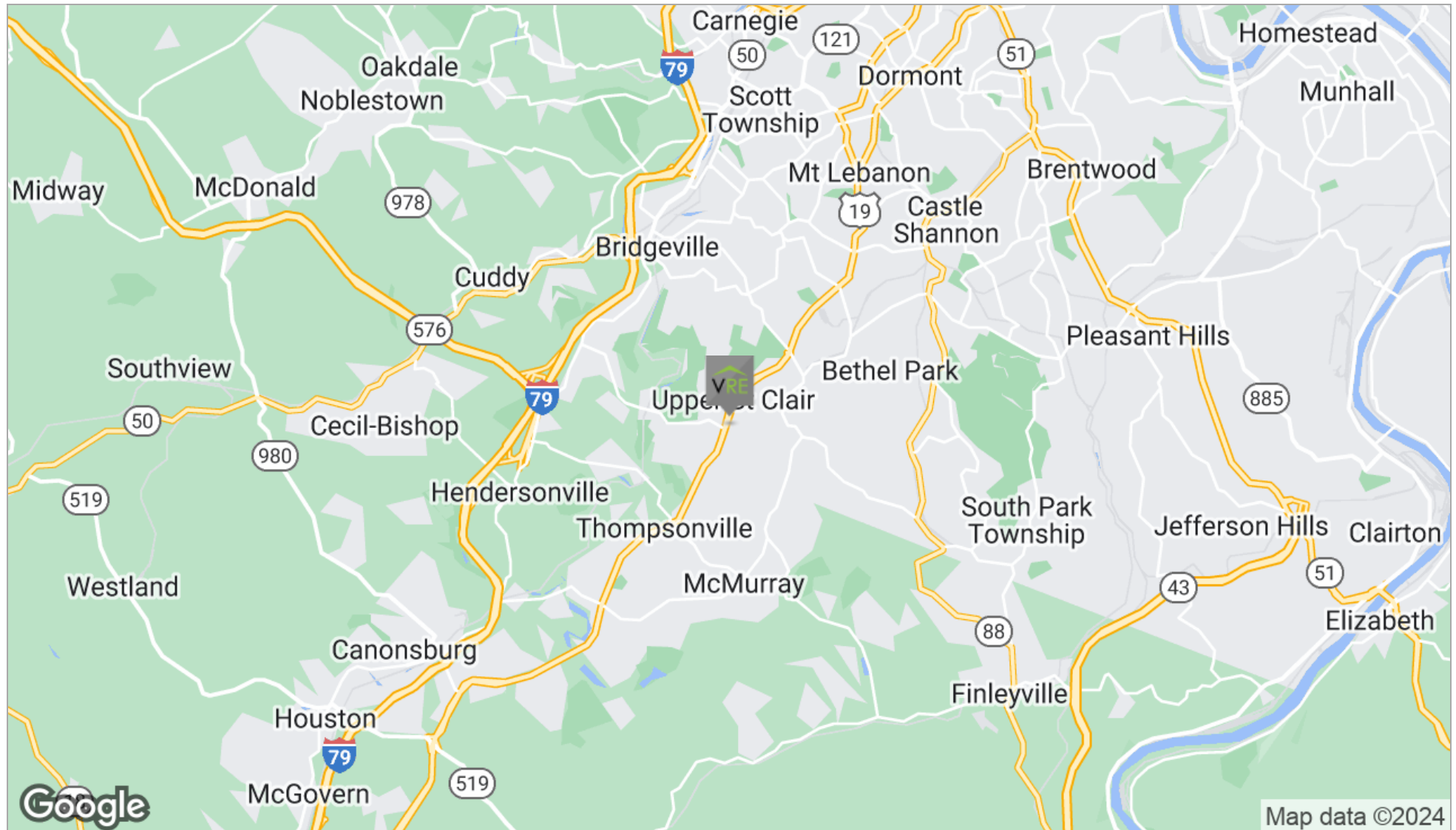
Summerfield offers professionals a park-like setting, walking trails, outdoor areas, waterscapes, free parking, bookable meeting spaces and on-site maintenance.

PROPERTY HIGHLIGHTS

- Business Community: 11 Buildings, over 50 businesses in the park
- A Variety of space types Available, Co-working, Private Offices, Private suite from 681 - 5,313 SF
- Bookable shared conference rooms and event space
- Weekly Food trucks during summer
- Custom Buildouts: Spaces can be customized to match your business's operations and branding.
- On-site Property Manager and Maintenance
- Park Like Setting: take a walk through the park on your lunch break, experience views of landscape and waterscape.
- Easy Access to Routes 19 & 79 and local amenities
- Privacy: Private Entrances, Individual HVAC System,, Private Restrooms
- Some Spaces with Cathedral Ceiling

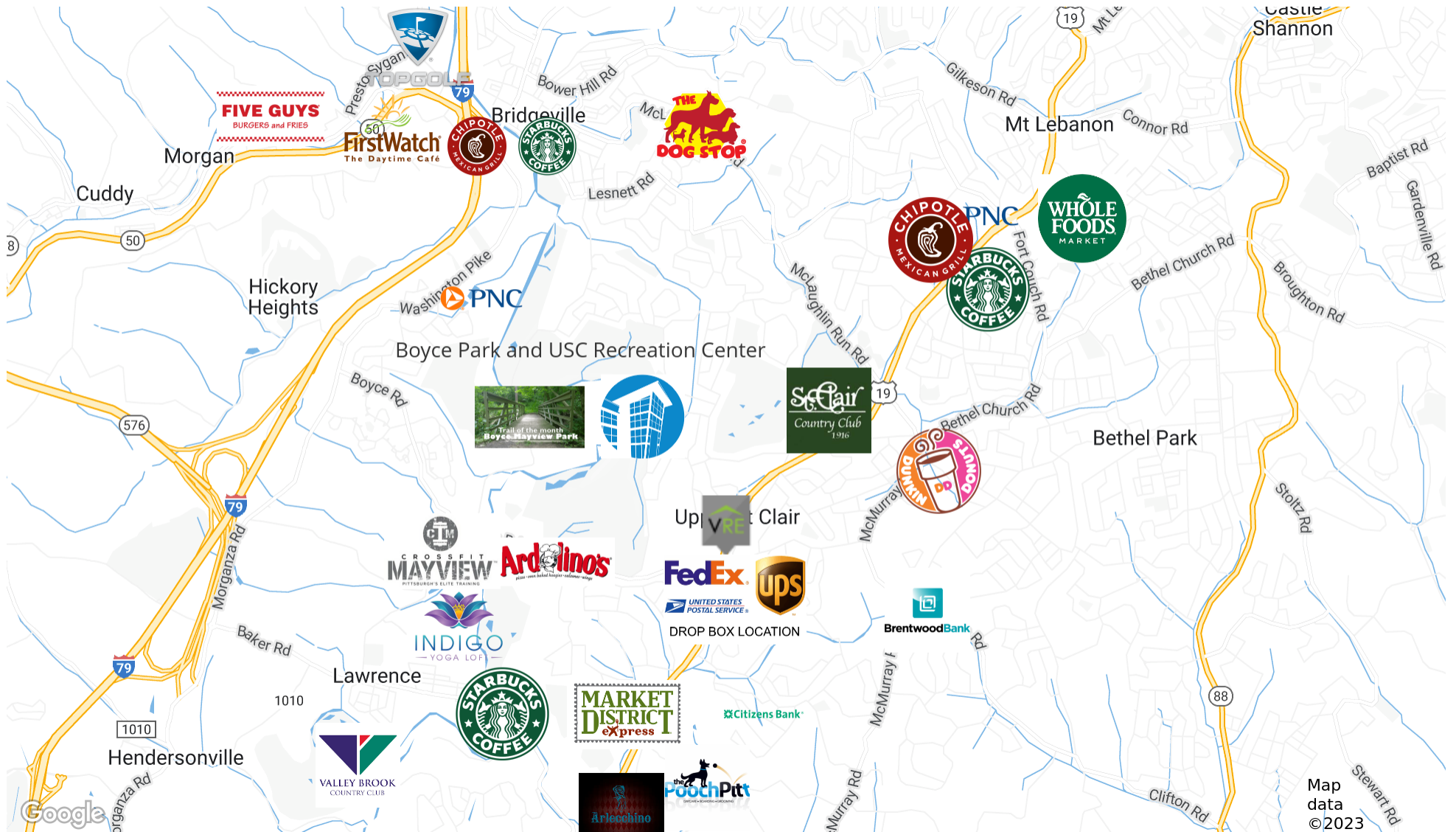
LOCATION MAPS

2559 WASHINGTON RD, PITTSBURGH, PA 15241



RETAILER MAP

2559 WASHINGTON RD, PITTSBURGH, PA 15241



SUMMERFIELD COMMONS OFFICE PARK // 10 - 5,313 SF OF OFFICE SPACE

ADDITIONAL PHOTOS

2559 WASHINGTON RD, PITTSBURGH, PA 15241

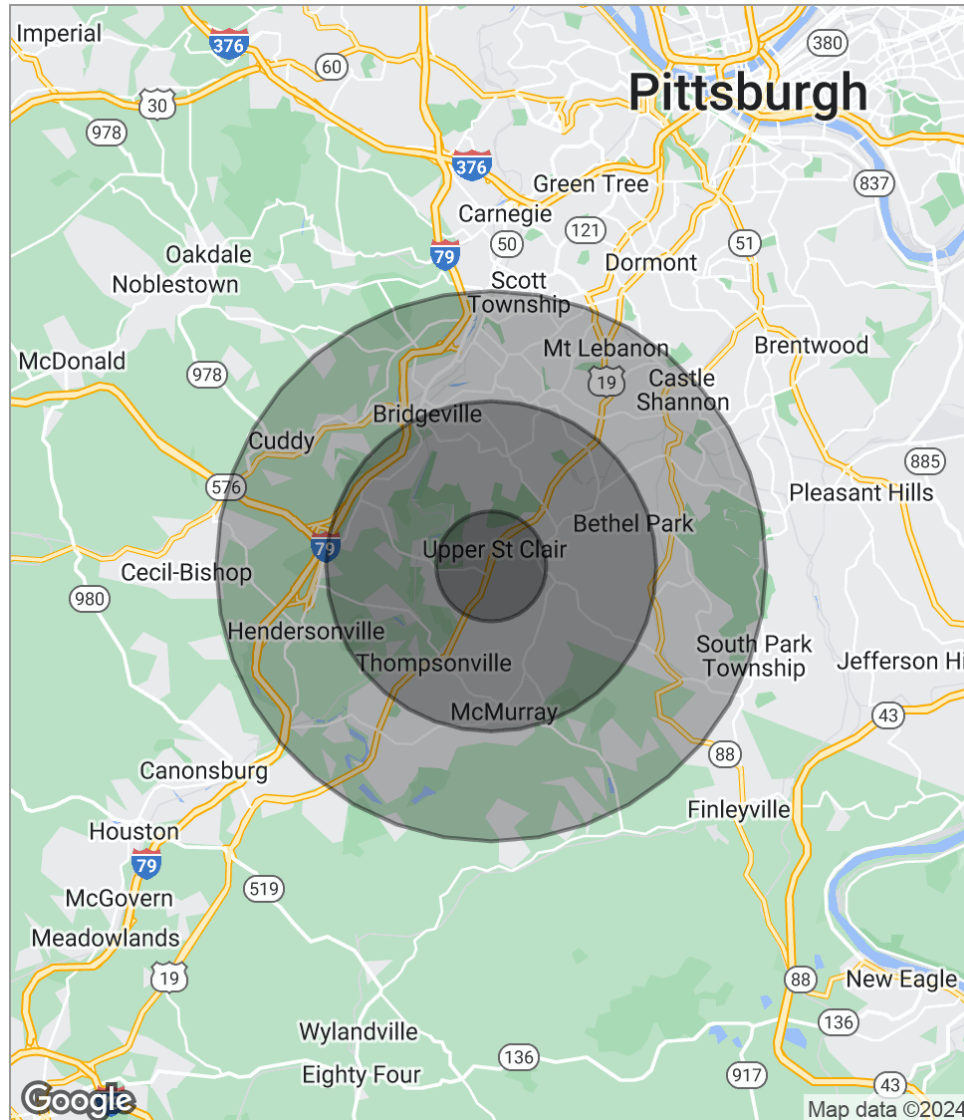


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DEMOGRAPHICS MAP

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 2020 ACS - US Census

SUMMERFIELD COMMONS OFFICE PARK // 10 - 5,313 SF OF OFFICE SPACE

AVAILABLE SPACES

2559 WASHINGTON RD, PITTSBURGH, PA 15241



LEASE TYPE | Full Service; MG; NN

TOTAL SPACE | 10 - 5,313 SF

LEASE TERM | 5 to 36 months

LEASE RATE | \$1.20 - \$19.50 SF/yr



SUMMERFIELD
COMMONS
OFFICE PARK

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SUMMERFIELD COMMONS OFFICE PARK // 10 - 5,313 SF OF OFFICE SPACE

AVAILABLE SPACES

2559 WASHINGTON RD, PITTSBURGH, PA 15241



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Coworking & Private Offices - Suite 610 Coworking Center	Available	10 - 3,000 SF	Full Service	\$250 - \$650 per month
Coworking & Private Offices - Suite 1020 Coworking Center	Available	10 - 3,000 SF	Full Service	\$450 - \$650 per month
Coworking & Private Offices - Suite 434 Coworking Center	Available	10 - 3,000 SF	Full Service	\$450 - \$700 per month
Suite 111	Available	1,196 SF	Modified Gross	\$19.50 SF/yr
Suite 212	Available	1,738 SF	Modified Net	\$19.50 SF/yr
Suite 230	Available	5,313 SF	Modified Gross	\$19.50 SF/yr
Suite 411	Available	800 SF	Modified Gross	\$19.50 SF/yr
Suite 420	Available	2,236 SF	Modified Gross	\$19.50 SF/yr
Suite 511	Available	1,086 SF	Modified Gross	\$19.50 SF/yr
Suite 631	Available	960 SF	Modified Gross	\$19.50 SF/yr
Suite 811	Available	1,262 SF	Modified Gross	\$19.50 SF/yr

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SUMMERFIELD COMMONS OFFICE PARK // 10 - 5,313 SF OF OFFICE SPACE

FLOOR PLANS

2559 WASHINGTON RD, PITTSBURGH, PA 15241



Co-working/Private Office

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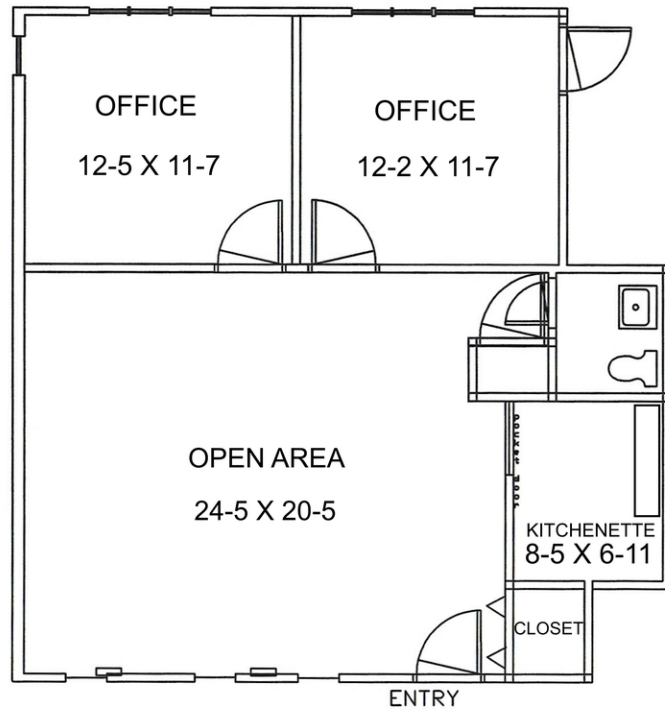
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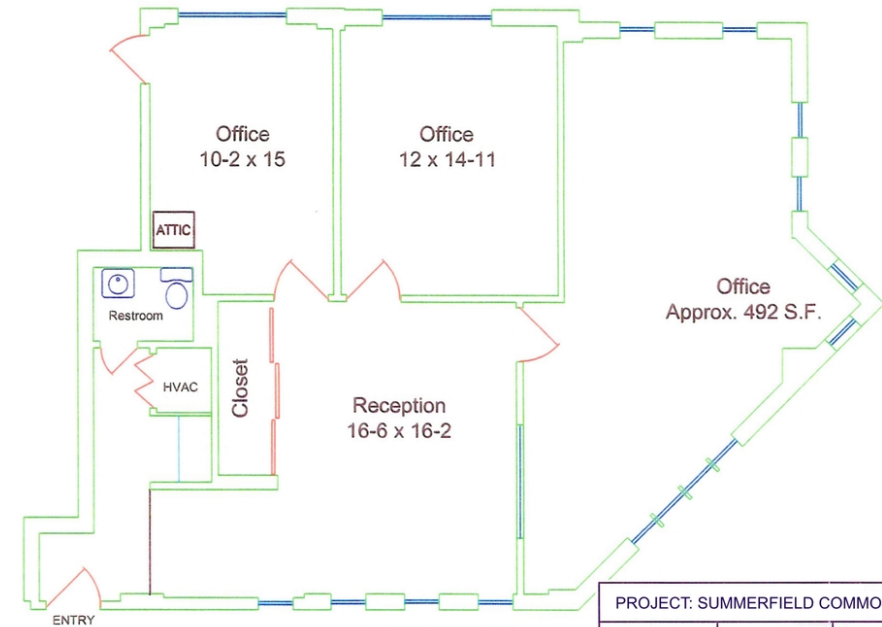
FLOOR PLANS

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.



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 compliance.

1

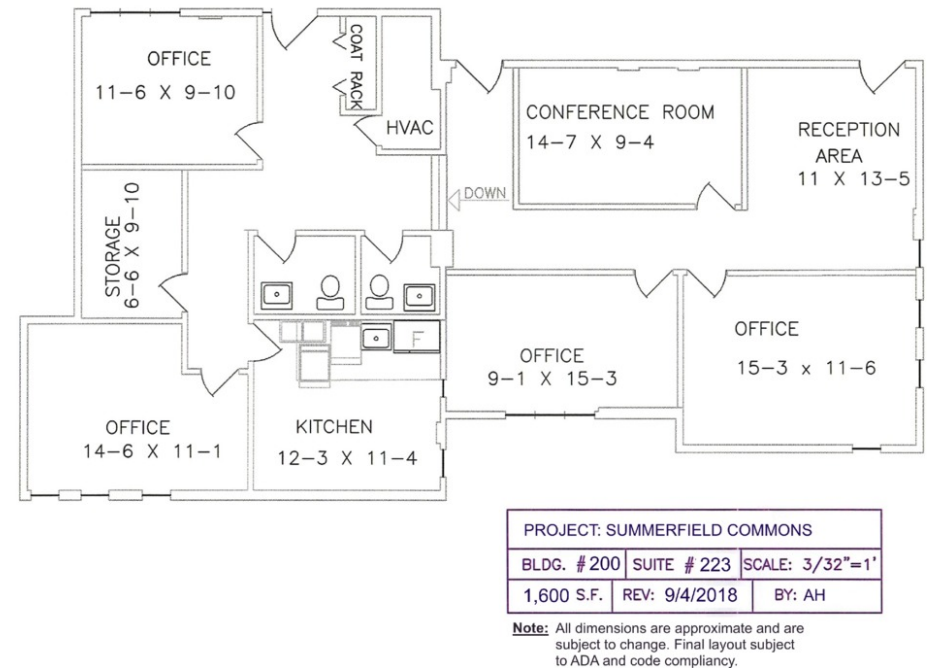
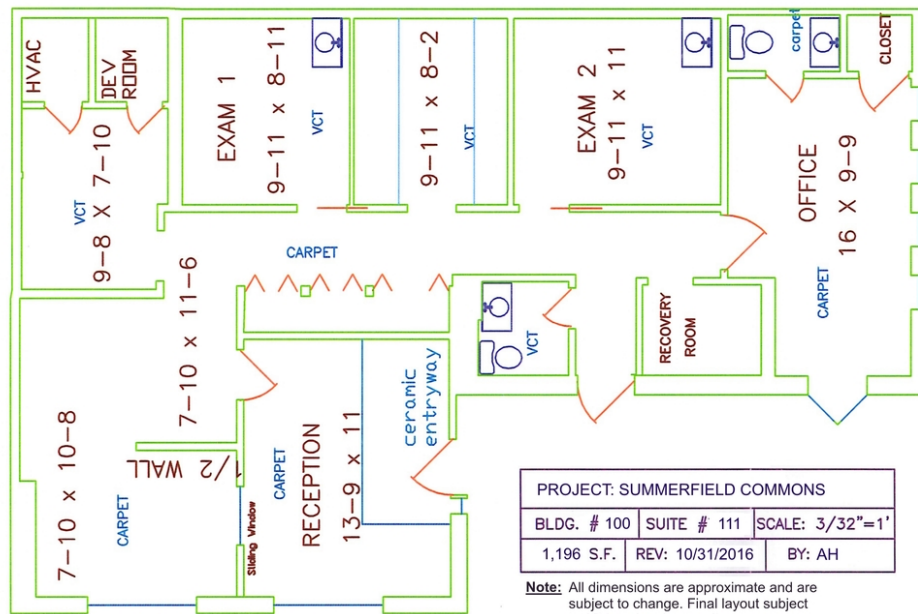
SUITE 432

2

SUITE 430

FLOOR PLANS

2559 WASHINGTON RD, PITTSBURGH, PA 15241



3

SUITE 111

4

SUITE 223

FLOOR PLANS

2559 WASHINGTON RD, PITTSBURGH, PA 15241



Venture Real Estate
2555 Washington Road, Suite 610
Pittsburgh, PA 15241



Summerfield Commons Office Park	
Building	400
Suite	435
Floor	2
Street Address	2559 Washington Road, Suite 435 Pittsburgh, PA 15241
Square Footage	1,085 SF

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5 SUITE 435

Venture Real Estate
2555 Washington Road, Suite 610
Pittsburgh, PA 15241



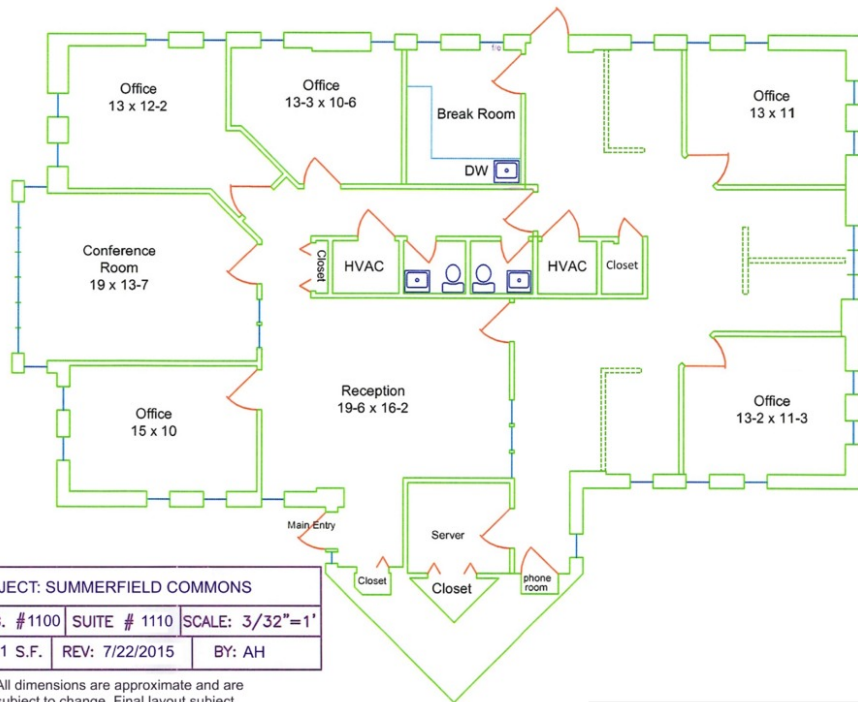
Summerfield Commons Office Park	
Building	400
Suite	411
Floor	1, Ground Level
Street Address	2559 Washington Road, Suite 411 Pittsburgh, PA 15241
Square Footage	800 SF

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6 SUITE 411

FLOOR PLANS

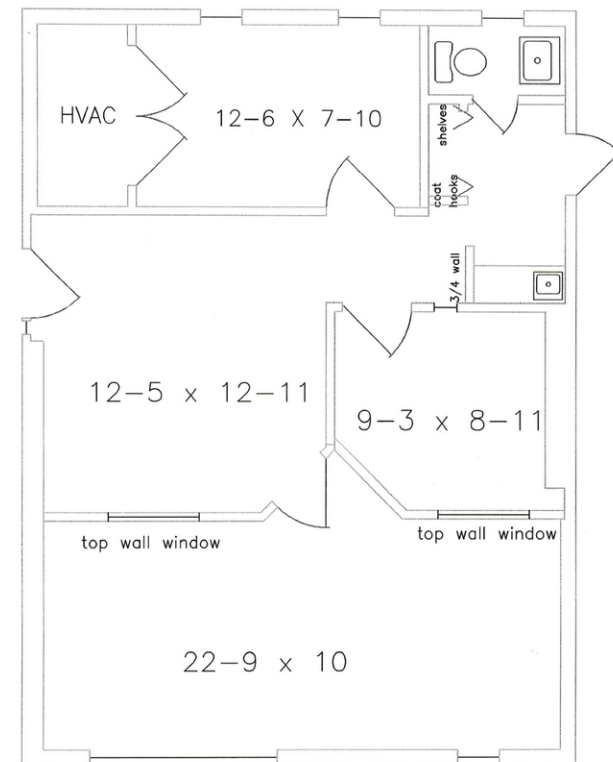
2559 WASHINGTON RD, PITTSBURGH, PA 15241



PROJECT: SUMMERFIELD COMMONS		
BLDG. # 1100	SUITE # 1110	SCALE: 3/32"=1'
2,531 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 compliancy.

7 SUITE 1110



PROJECT: SUMMERFIELD COMMONS		
BLDG. # 200	SUITE # 225	SCALE: 3/32"=1'
757 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 compliancy.

8 SUITE 225

SUMMERFIELD COMMONS OFFICE PARK // 10 - 5,313 SF OF OFFICE SPACE

FLOOR PLANS 1 PLAN

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Co-working/Private Office

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