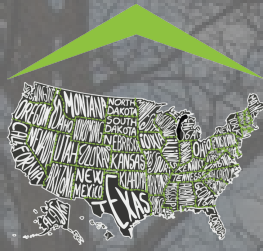


FOR LEASE



# 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  
ADAM@VENTURERE.US

VENTURE

# EXECUTIVE SUMMARY

2559 WASHINGTON RD, PITTSBURGH, PA 15241



## OFFERING SUMMARY

Available SF: 681 - 2,500 SF

Lease Rate: \$18.50 SF/yr (MG)

Lot Size: 7.43 Acres

Building Size: 84,300

Submarket: South Pittsburgh/Rte  
19 Submarket

## PROPERTY OVERVIEW

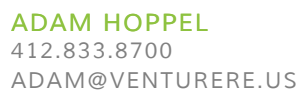
Upper St Clair's Summerfield Commons Office Park is home to many successful business, the strategic location and peaceful atmosphere make our park perfect for any business looking for accessibility while avoiding noise and congestion.

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

The logo for Venture, featuring a stylized green roof icon above the word "VENTURE" in a bold, sans-serif font. The letters "VENTURE" are black, and the letter "E" is green.

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SUMMERFIELD COMMONS OFFICE PARK // 681 - 2,500 SF OF OFFICE SPACE

# ADDITIONAL PHOTOS

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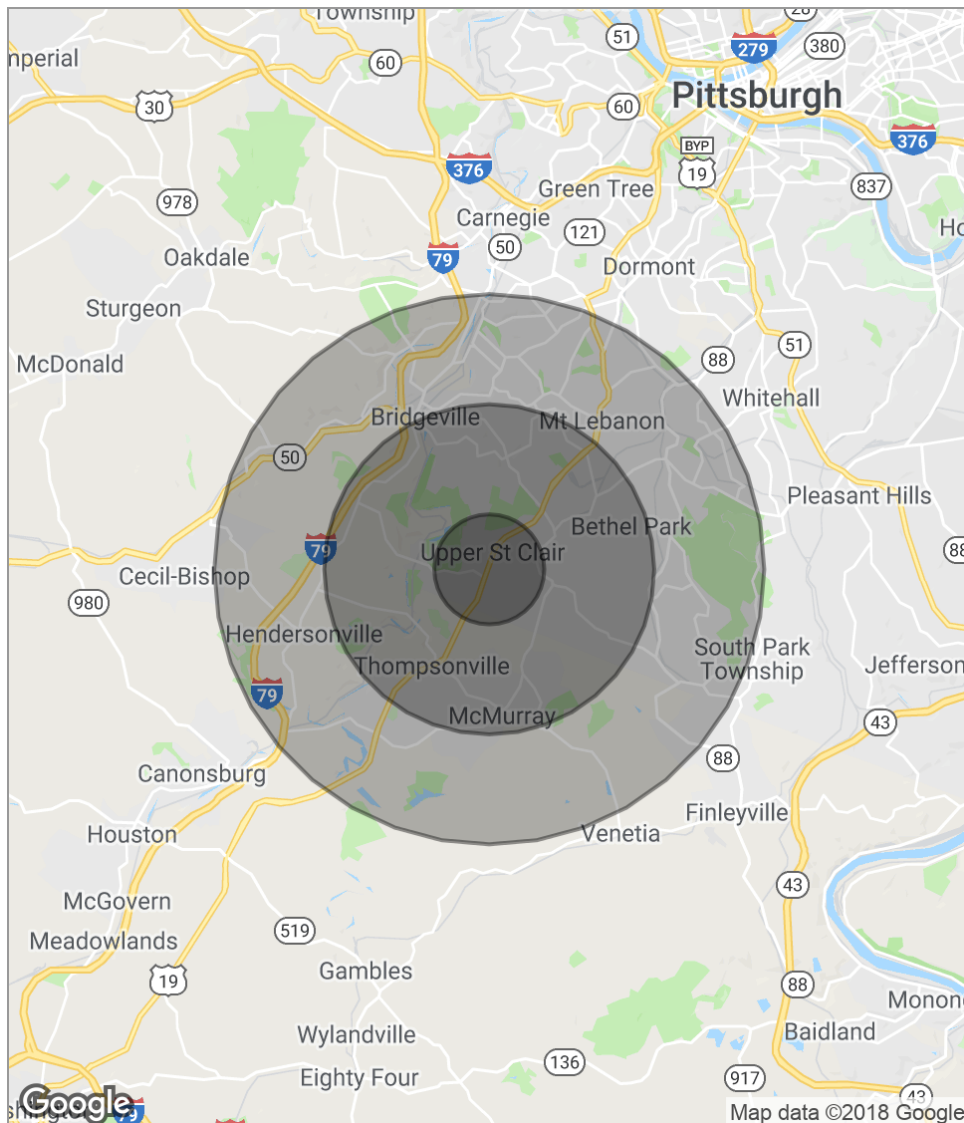
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# DEMOGRAPHICS MAP

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

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# AVAILABLE SPACES

2559 WASHINGTON RD, PITTSBURGH, PA 15241



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 111	Medical	\$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 220	Office Building	\$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.

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 221	Office Building	\$18.50 SF/yr	Modified Gross	858 SF	36 months	ADA accessible. Currently has 3 offices, and a shared ADA restroom.
Suite 223	Office Building	\$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.

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 430	Office Building	\$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 432	Office Building	\$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.

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 610	Office Building	\$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.
Suite 1121	Office Building	\$18.50 SF/yr	Modified Gross	928 SF	36 months	This suite has 3 offices, a large reception/waiting area, and a private restroom.

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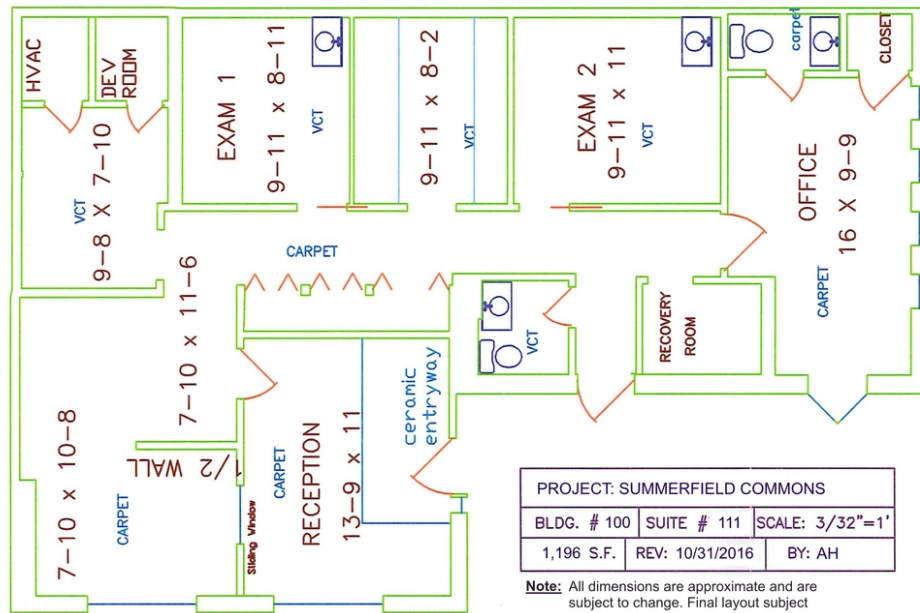


SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 1131	Office Building	\$18.50 SF/yr	Modified Gross	1,734 SF	36 months	This suite currently has 4 offices, 1 conference room, 1 large open work area, 1 reception area, and 2 private restrooms. All the offices have generous natural light.

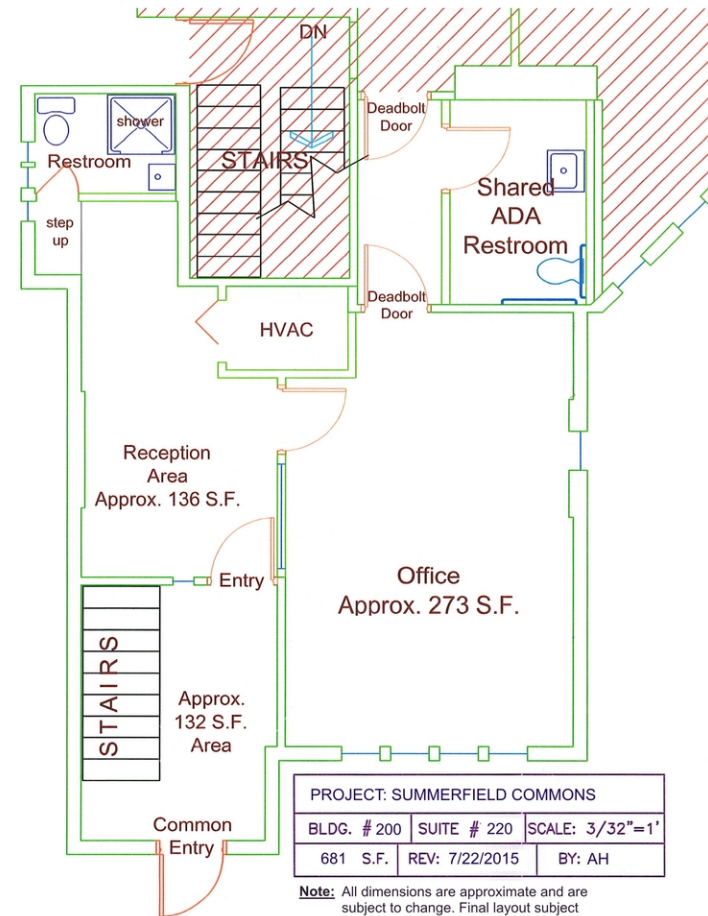


# FLOOR PLANS

2559 WASHINGTON RD, PITTSBURGH, PA 15241



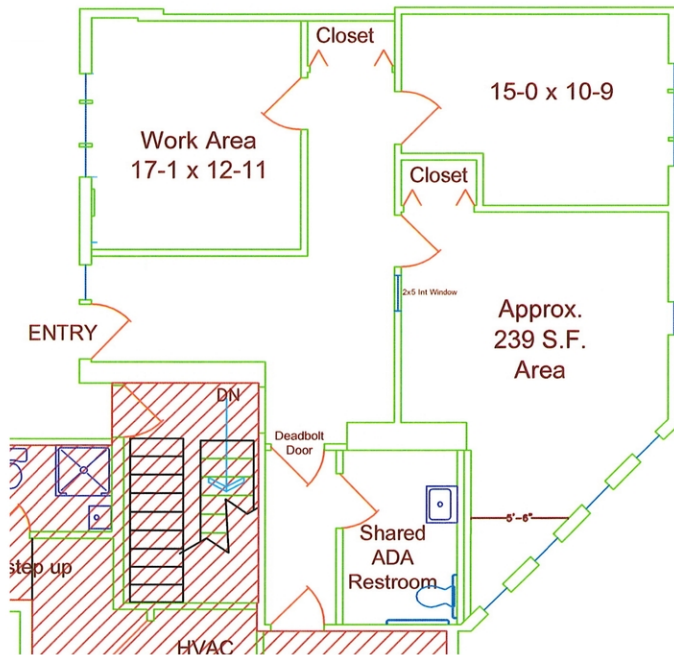
1 SUITE 111



2 SUITE 220

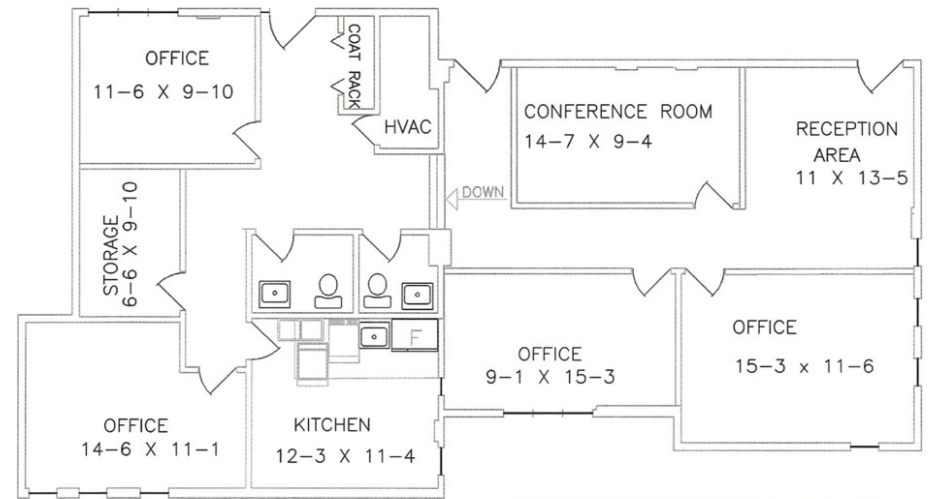
# FLOOR PLANS

2559 WASHINGTON RD, PITTSBURGH, PA 15241



PROJECT: SUMMERFIELD COMMONS			
BLDG. # 200	SUITE # 221	SCALE: 3/32"=1'	
858 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. # 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 compliance.

3

SUITE 221

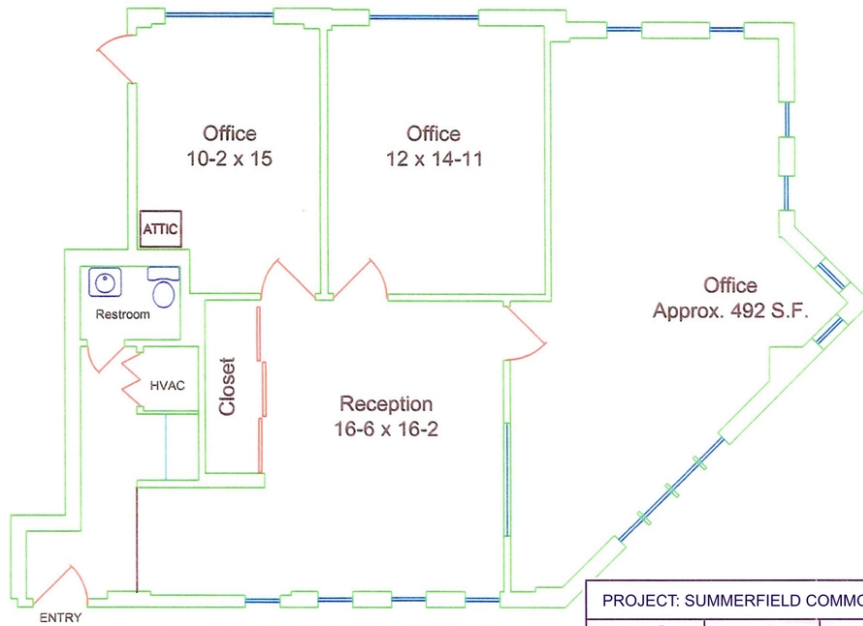
4

SUITE 223



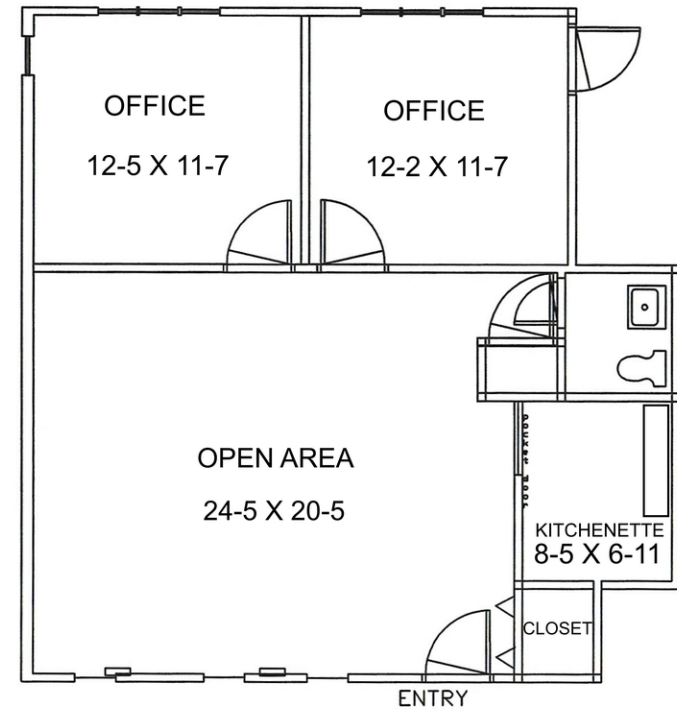
# FLOOR PLANS

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 compliance.



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

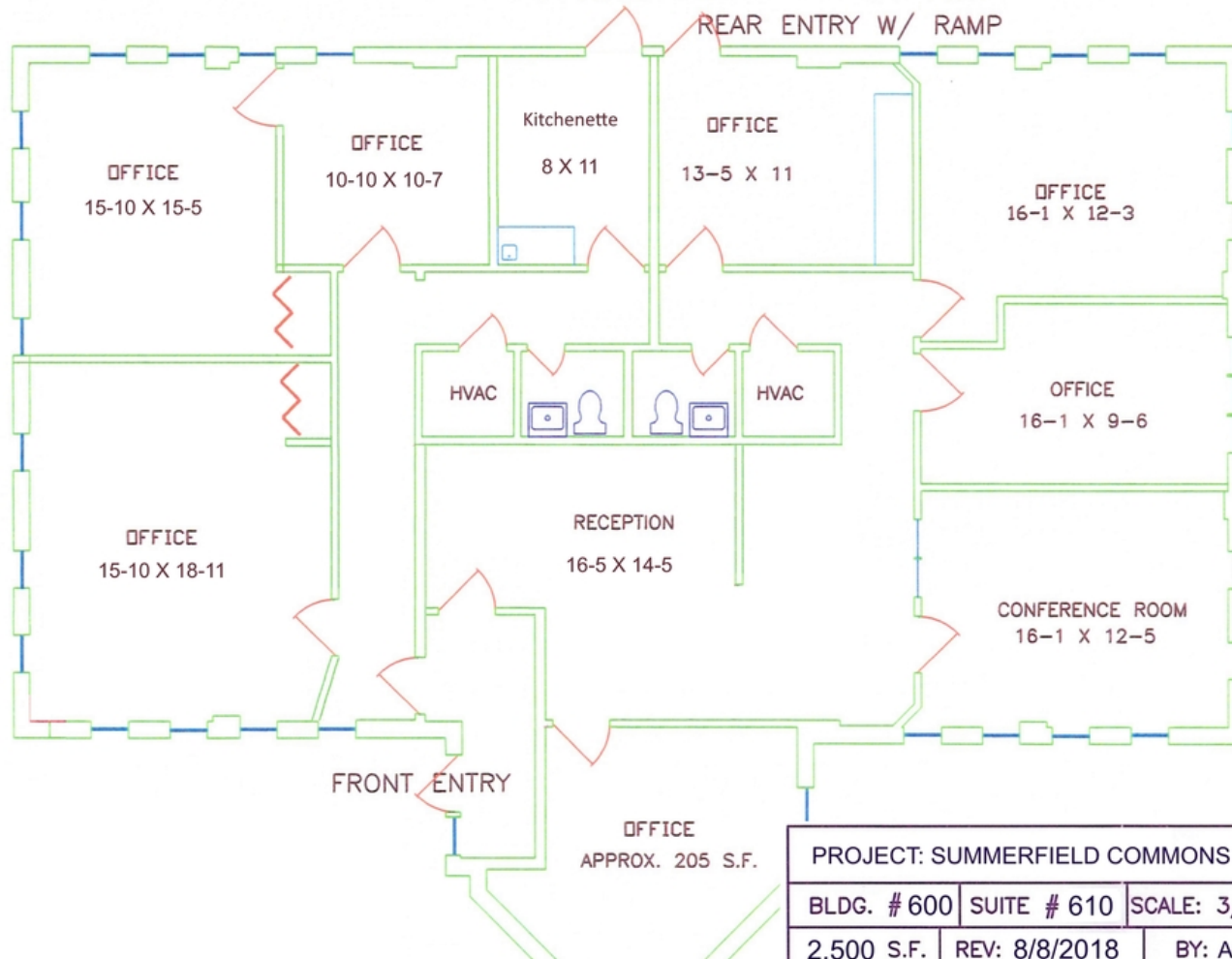
**Note:** All dimensions are approximate and are subject to change. Final layout subject to ADA and code compliance.

5 SUITE 430

6 SUITE 432

# FLOOR PLANS

2559 WASHINGTON RD, PITTSBURGH, PA 15241

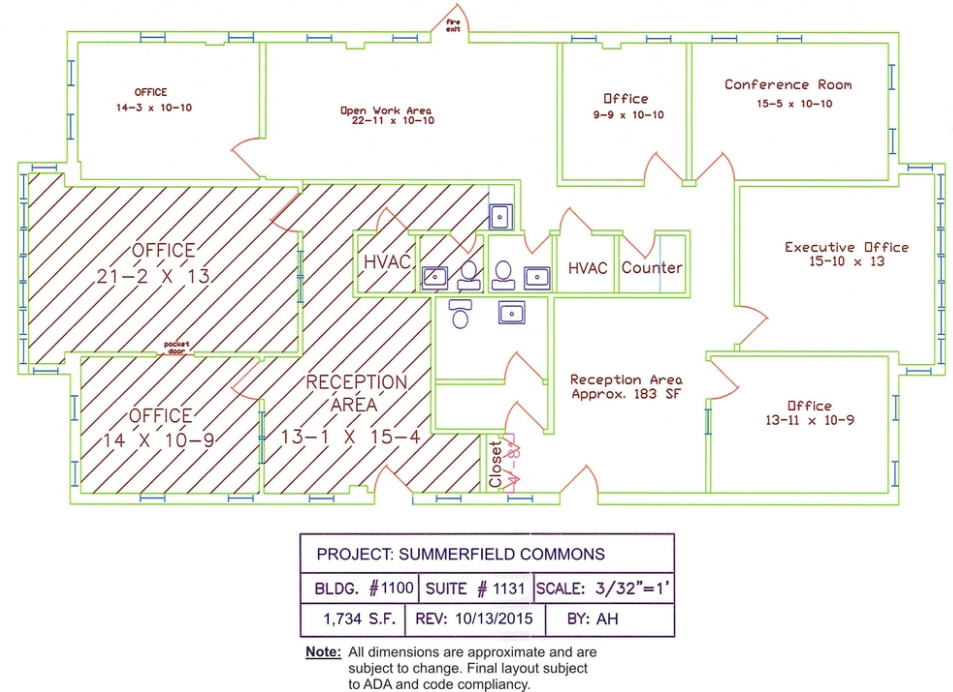
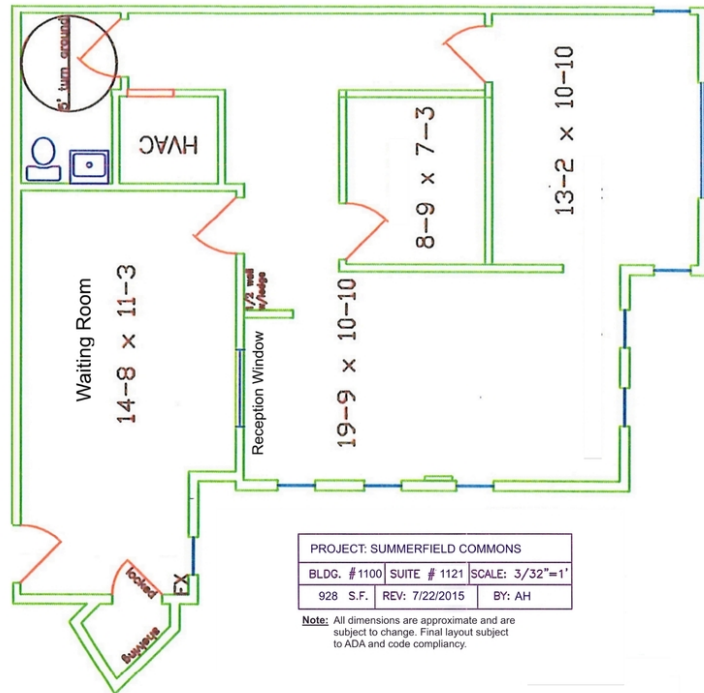


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SUITE 610

# FLOOR PLANS

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8

SUITE 1121

9

SUITE 1131