Colliers

ENERGY STAR

For Lease

Full Building Opportunity
64,815 RSF

Thorn Hill Corporate Center
300 Allegheny Drive
Warrendale, PA 15086

Property Highlights

- Loft office aesthetic with exposed ductwork
- Open plan design with abundant natural light
- On-site fitness center
- 5 per 1,000 SF parking ratio
- Accessible to Thorn Hill Walking and bike trail
- Numerous nearby restaurants and amenities
- Earned the EPA's Energy Star rating for the year 2021

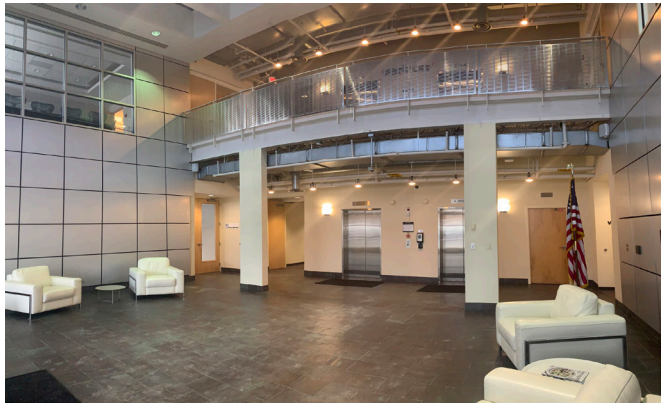
Demographics

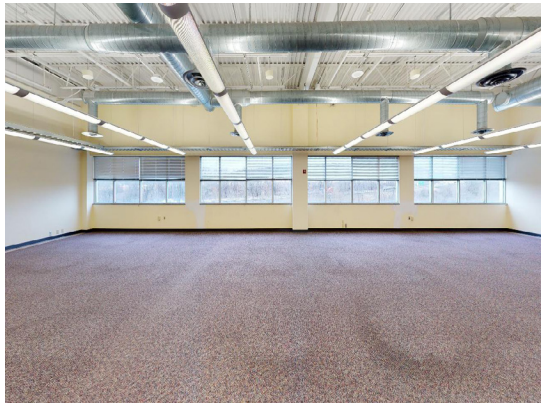
Population
1 Mile: 1,911
3 Miles: 33,932
5 Miles: 77,656

Average Household Income
1 Mile: $174,442
3 Miles: $149,271
5 Miles: $117,197

Number of Households
1 Mile: 695
3 Miles: 13,269
5 Miles: 29,358

Number of Businesses
1 Mile: 274
3 Miles: 1,976
5 Miles: 3,546





300 Allegheny Drive offers tenants the unique opportunity to brand the building with exterior signage. Your company's logo would be seen across three major roadways in Warrendale, where more than 32,000 vehicles pass per day.

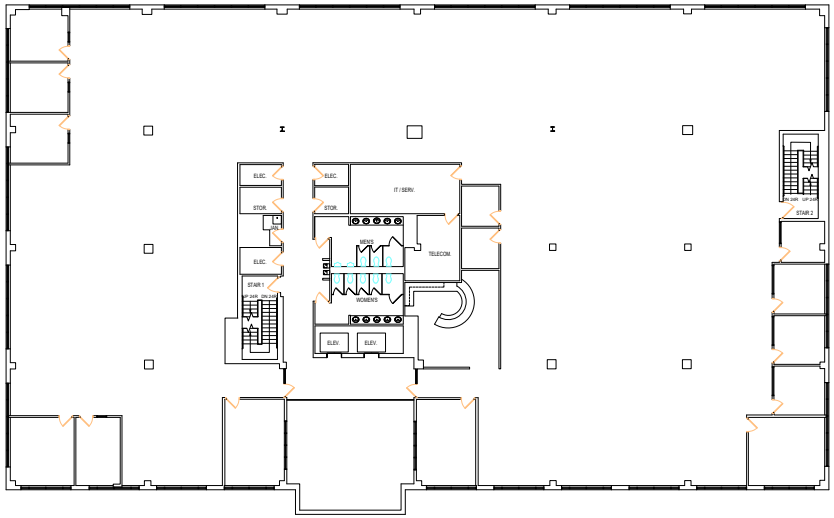
Location

Close proximity to:

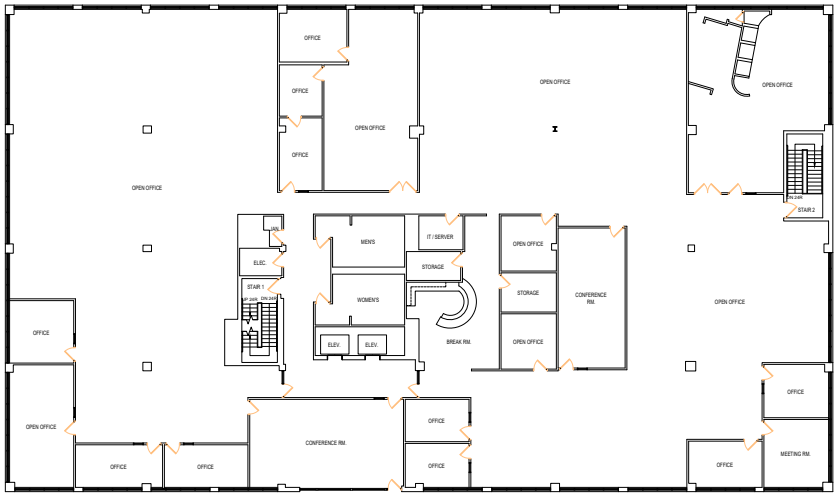
- I-79 Interchange
- Pennsylvania Turnpike
- Route 19

Availability

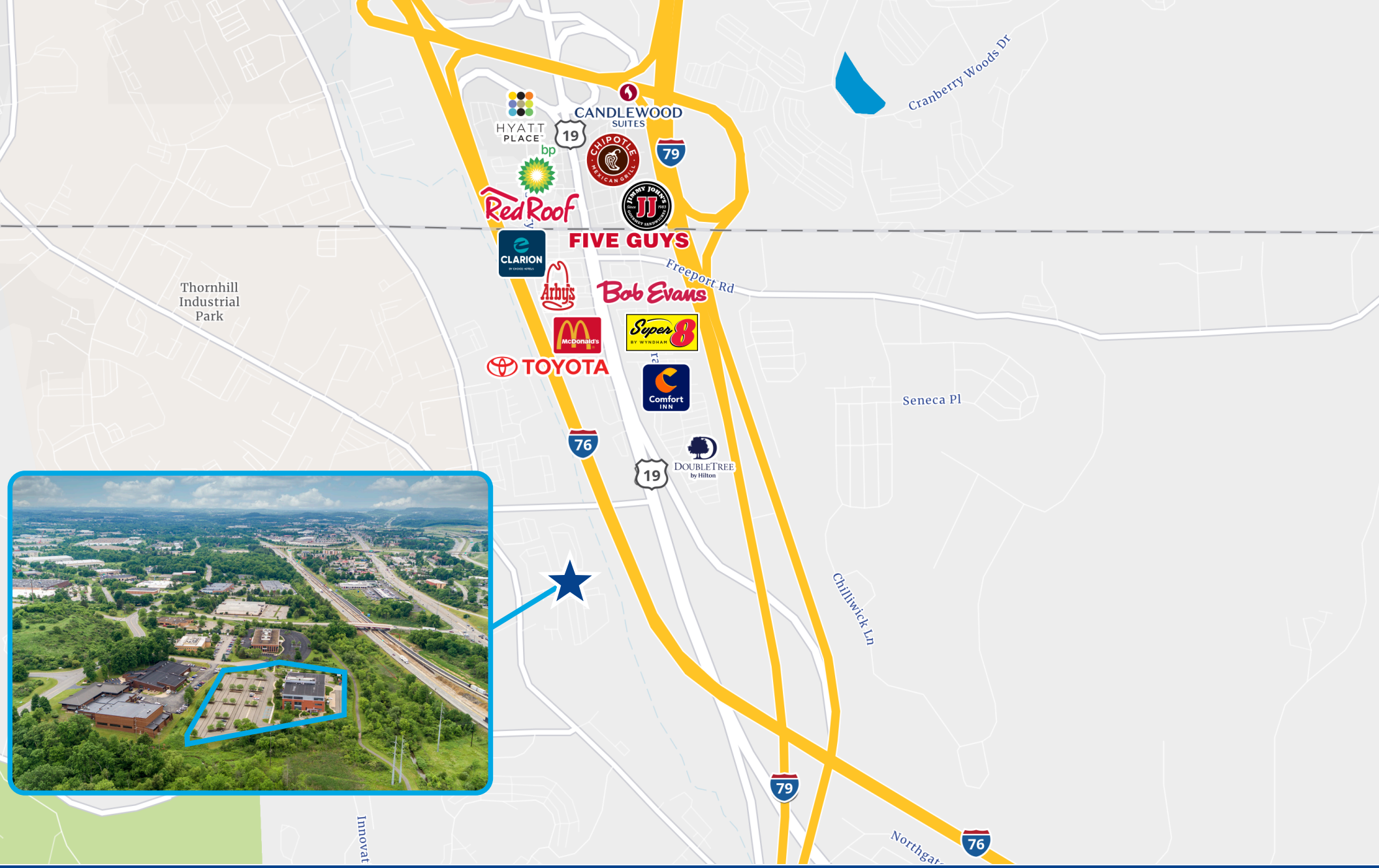
1st Floor - 20,521 RSF Available



2nd Floor - 21,561 RSF Available



3rd Floor - 22,734 RSF Available



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