



PROPERTY HIGHLIGHTS

- 1st Floor Availability - 3,749 Square Feet
- Entire 3rd Floor Available – 21,700 Square Feet – Subdividable
- Loft Office Aesthetic with Exposed Ductwork
- Open Plan Design with Abundant Natural Light
- Unique Exterior Signage Opportunity – Highly Visible from the PA Turnpike
- 5 per 1,000 SF Leased Parking Ratio
- Accessible to Thorn Hill Walking and Biking Trail
- Numerous Nearby Restaurants and Amenities
- Convenient Location with Close Proximity to I-79 Interchange & PA Turnpike

FOR LEASE

THORN HILL CORPORATE CENTER

300 Allegheny Drive
Warrendale, PA 15086

PAUL HORAN | PRINCIPAL, PITTSBURGH | 412.515.8525 | paul.horan@colliers.com

EDWARD LAWRENCE MBA | PRINCIPAL, PITTSBURGH | 412.515.8526 | ed.lawrence@colliers.com



Nearby Amenities

Restaurants

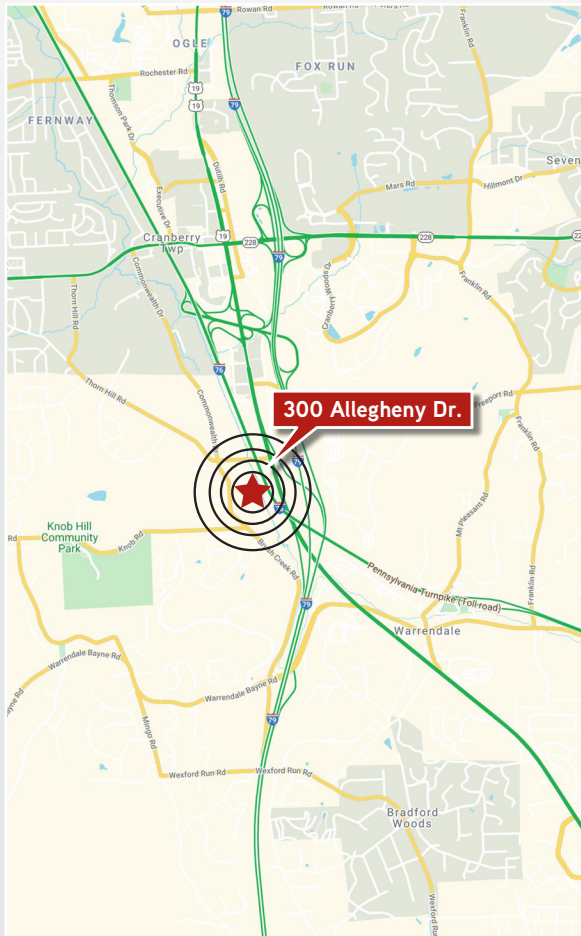
- > Bravo Cucina Italiana
- > Pig Iron Public House
- > Saga Hibachi Steakhouse & Sushi Bar
- > Brighton Hot Dog Shoppe
- > Chipotle Mexican Grill
- > Five Guys
- > Quaker Steak and Lube
- > Primanti Bros
- > Panera Bread
- > Max & Erma's
- > Arby's
- > McDonald's

Lodging

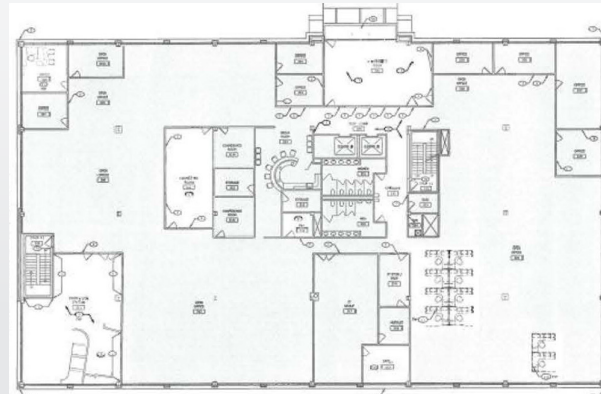
- > DoubleTree by Hilton
- > Hyatt Place Pittsburgh/Cranberry
- > Staybridge Suites
- > Red Roof Inn
- > Candlewood Suites
- > Hampton Inn

Entertainment

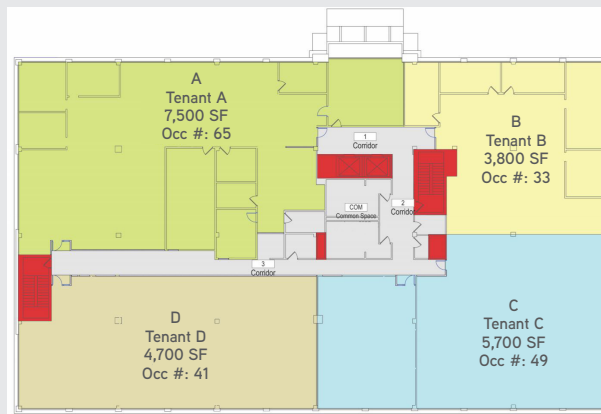
- > UPMC Lemieux Sports Complex
- > Urban Air Trampoline Park
- > Cranberry Highlands Golf Course



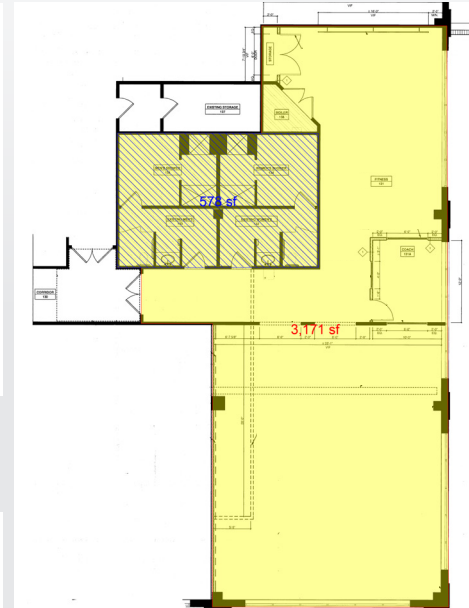
As Built of 3rd Floor - 21,700 RSF



Architectural Drawings
Potential Subdivision of 3rd Floor - 21,700 SF



1st Floor Plan - 3,749 RSF



Possible Subdivisions

- > Tenant A: 7,500 SF
- > Tenant B: 3,800 SF
- > Tenant C: 5,700 SF
- > Tenant D: 4,700 SF