

# STEALTH



## STEP INTO STEALTH TECHNOLOGY CENTER Multiple Suites For Lease

 *Southpointe* 333 TECHNOLOGY DRIVE, CANONSBURG, PA 15317



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Leasing by:

**NAIBurns Scalo**

COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE



# BUILDING FEATURES

- Renovated Restrooms, Lobby, Signage, Patio
- New Roof
- Class A Office Suites
- 10'-16' Finished Ceiling Height
- Furnished Suites
- Abundant Parking 5/1,000 per SF
- Suite Access 24/7/365
- 2nd Floor Balconies
- Outdoor Patio with Picnic Tables and Smoking Area
- Tenant Lounge with Ping Pong, Foosball, Putting Green, Corn Hole, Vending and Balcony
- Loading Dock and Drive-in Access
- 16' Ceiling in Warehouse
- Montour Trail Access
- Home of  **I.I. Health Club**  
AT SOUTHPOINTE
- LEED Certified  and Green Rated 

## Economic Incentives/Lower Cost of Doing Business

- No Business Privilege Tax/Mercantile Tax
- 1% Lower Sales Tax in Washington County = 6% Sales Tax





**GROUP CLASSES | PERSONAL TRAINING**  
**COMPLIMENTARY TOWELS | LOCKER ROOMS**  
**CHILD CARE | CORPORATE RATES**

## BUILDING AMENITIES



**THE HEALTH CLUB  
AT SOUTHPOINTE**



**TENANT  
LOUNGE AREA**



**SIGNAGE  
OPPORTUNITIES**



**OUTDOOR  
PATIO**



**ON-SITE  
CAFE**



**CONCIERGE SERVICES &  
PROPERTY MANAGEMENT**



**RENOVATED  
LOBBY**



**ENERGY EFFICIENT  
REFLECTIVE GLASS**



**ABUNDANT  
PARKING**



**MONTOUR  
TRAIL ACCESS**

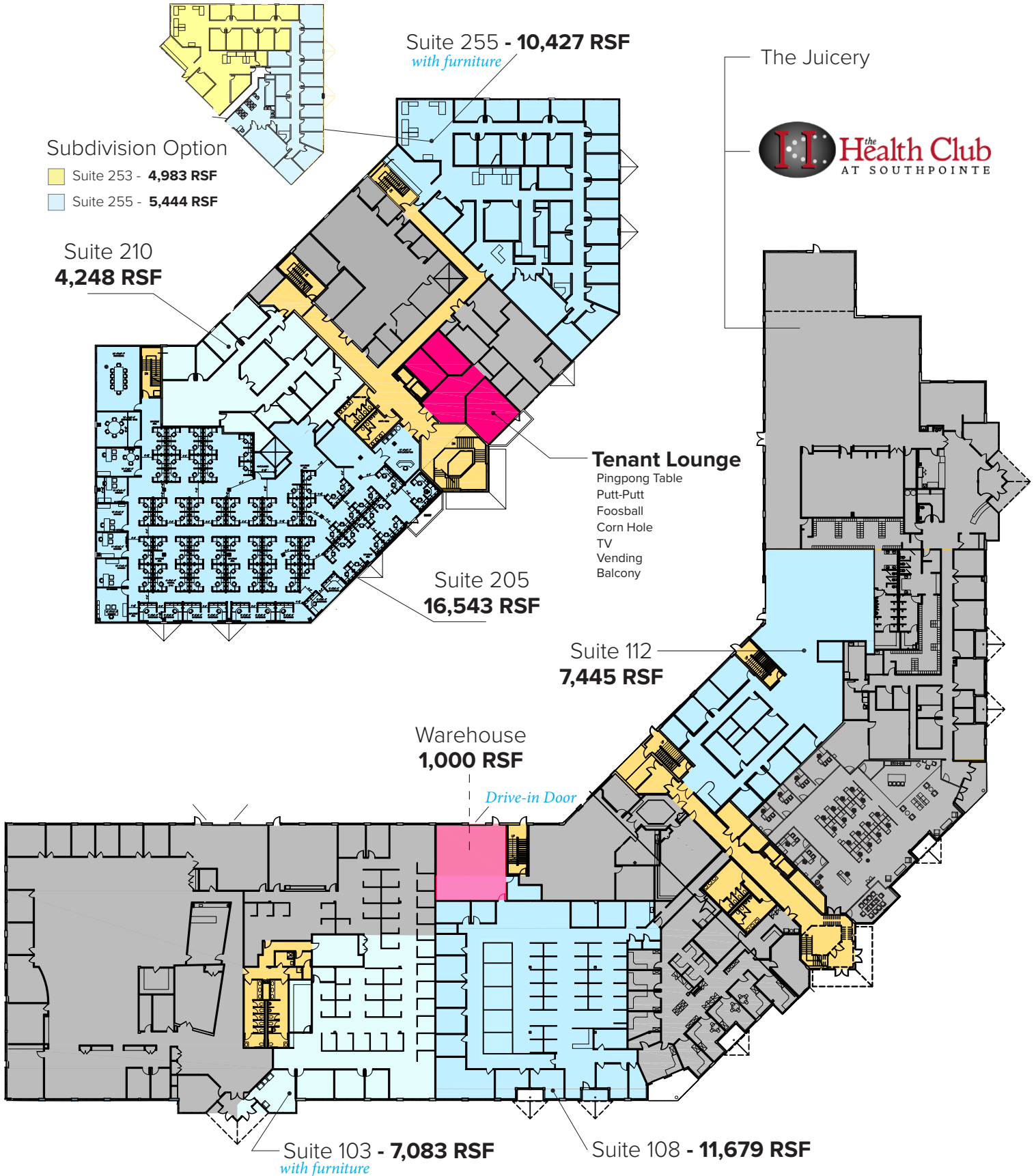


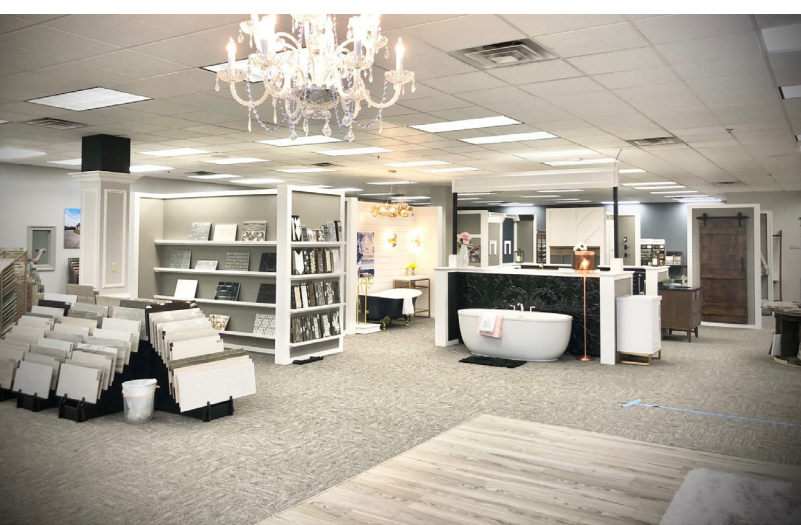
**CONNECTIVITY  
CHOICES**



**EASY  
ACCESS**

# AVAILABLE SPACE





# PROPERTY MANAGEMENT



## ON-LINE SERVICE REQUEST PORTAL

We understand the importance of your team's productivity, wellbeing, and daily experience. That's why Burns Scalo Real Estate Management provides all our clients with 24/7 unmatched care. We take pride in serving your team as you grow and exceed goals.

Online maintenance submissions through the Online Client Portal are promptly directed to the field technician and managed by the client concierge team and facilities manager, then tracked by the facilities team to ensure service within 24 hours.

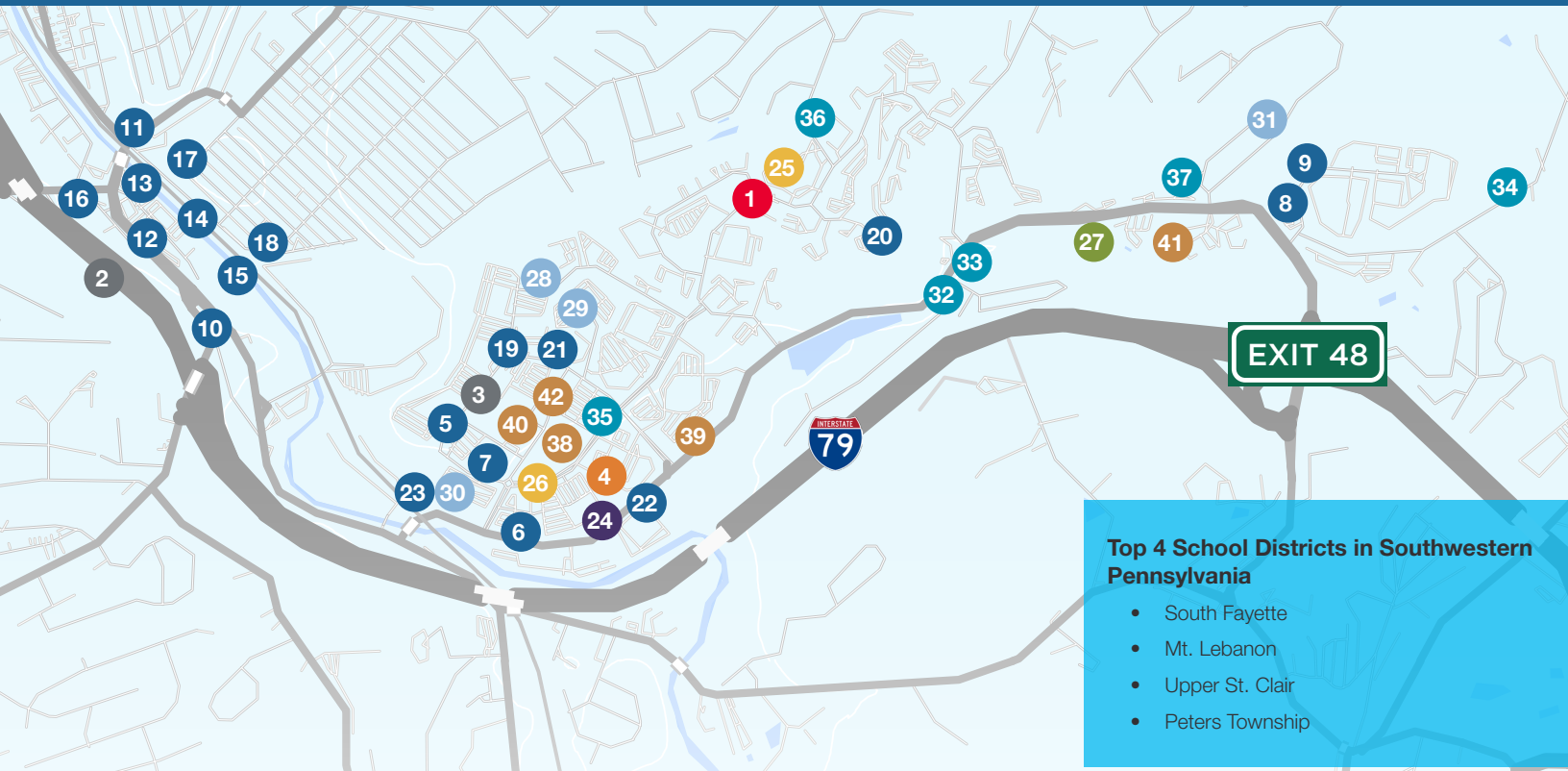
## OUR SERVICES

- Dedicated Client Experience Team.
- On-Site Day & Night Janitorial Services.
- Specialty Services: Food Truck Days, Mobile Car Wash Days, Dry Cleaning Service, etc.
- Ribbon-Cutting Events.
- Assistance in Coordinating Celebratory Events.
- Partner Perks Program. All Burns Scalo Clients can enjoy endless benefits, rewards, and discounts right at their fingertips!

## PARTNER PERKS PROGRAM

### participating businesses





**Top 4 School Districts in Southwestern Pennsylvania**

- South Fayette
- Mt. Lebanon
- Upper St. Clair
- Peters Township

**At Southpointe Town Center**

Farmers Market Weekly - May to October  
 Concerts & Events Monthly

# AMENITIES

## WITHIN EASY REACH!

**PROPERTY**  
 1 Stealth

**COFFEE SHOPS**  
 2 Starbucks  
 3 LaBella Bean

**DAYCARE**  
 4 Doodle Bugs

**DINING**  
 5 Zoup  
 6 Nates Chophouse  
 7 Jimmy John's  
 8 Jacksons Restaurant & Bar  
 9 Subway  
 10 McDonalds  
 11 Dunkin  
 12 Wendy's  
 13 KFC  
 14 Papa Johns  
 15 Hog Fathers BBQ  
 16 Walgreens  
 17 Taco Bell

18 Sarris Candies  
 19 All Star Sports Bar & Grill  
 20 Los Bajitos  
 21 Toscana Brick Oven  
 22 Bubba Burgers  
 23 R-Bar

**ENTERTAINMENT**  
 24 Printscape Arena at Southpointe

**FITNESS**  
 25 The Health Club At Southpointe  
 26 Barre3

**GOLF**  
 27 Southpointe Golf Club

**HOTELS**  
 28 Holiday Inn Express  
 29 Homewood Suites Hilton  
 30 AC Hotels Marriott  
 31 Hilton Garden Inn

**RESIDENTIAL**  
 32 The Fairway Luxury Condos  
 33 Fairway Landing Patio Homes  
 34 Reserve at Southpointe Apartment Homes  
 35 1400 Main Apartments  
 36 Alto Piano Homes  
 37 Ironwood Homes

**SERVICES**  
 38 WesBanco  
 39 CFS Bank  
 40 Southpointe Nails  
 41 Avis  
 42 The Skin Center



# LIVE WORK PLAY

Southpointe is packed with great restaurants, shops, apartments, hotels, and office space. Everything you need to live, work, play.

Experience the best of Pittsburgh's South Hills at Southpointe Town Center in the heart of the renowned Southpointe Business Park. The Main Street and Park are the focal point of this walkable Town Center where people live and work with the convenience of banks, fitness center, yoga studio, dentist, nail salon, mail center, restaurants and coffee shop just down the street.

**All your employee recruiting and retention amenities needed for your success.**

