

# Southpointe Business Park

The Fountainhead \* Stealth II  
The Baltec Building \* 121 Hillpointe



**The Fountainhead**  
90,250 SF



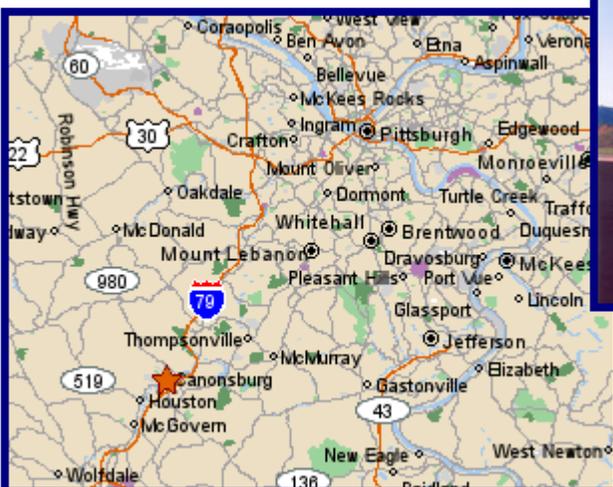
**Stealth II**  
96,046 SF



**Baltec Building**  
30,000 SF



**121 Hillpointe**  
50,885 SF



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# Southpointe Phase I Area & Property Features

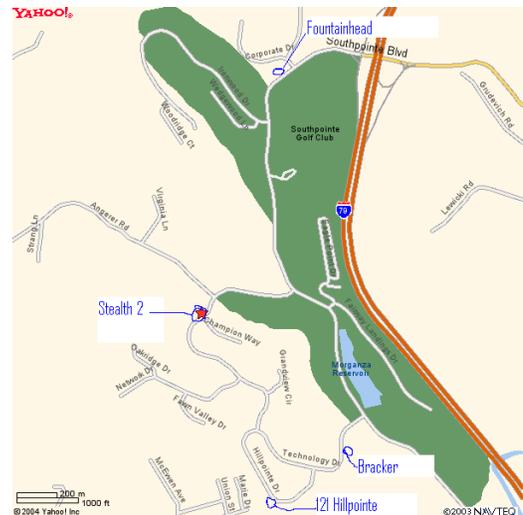
- **Prime Access** from I79 into the Southpointe 555 Acre Mixed Use Development is the best in the Greater Pittsburgh Region. Downtown Pittsburgh (20 mins) and the new Pittsburgh International Airport (15 mins) both can be reached without the interference of a traffic light. Southpointe also offers easy access to all east-west interstate highways serving the Northeast & Midwest US regions. The Findley Connector, under construction, will afford even better airport access.



- **Southpointe Phase I Mixed-Use Amenities**

include restaurants, hotels, a championship golf course, complimenting retail, health clubs, adult educational opportunities, and multi-family, condominium, and single family residential options. “Live, Work & Play in Southpointe” is the Southpointe theme, which works very well for occupants of the 95%-occupied 2 million SF of Southpointe’s tenants.

- **Excellent Market Prospects:** Market demand for space within the Greater Pittsburgh Suburban Market has been steadily improving over the last year, with downtown vacancies declining. Two of the largest transactions were UPMC (University Of Pittsburgh Medical Center) leasing 500KSF within the 2.3MM US Steel Tower AND Consol Energy, committing to 6 of the 9 available lots within the 275 acre Southpointe II site, where construction is underway for Consol’s new 350K SF World Headquarters. The balance of the Phase II Southpointe lots are being developed for another office BTS and retail.



- Southpointe is located in **Washington County** (just over the Allegheny County line) which funded the infrastructure of Southpointe. Washington County is the fastest growing PA county, and is MUCH healthier, fiscally than Allegheny County – a real incentive for businesses and people to move to and stay in Southpointe.

## Quality Tenant Relationships Grow Stronger

- The Fountainhead, is an award-winning 90K SF four-story Class AA office building situated prominently at Southpointe’s entrance, and is home to State Farm Insurance (45K SF), Ayco (a Goldman Sachs subsidiary) and Sky Insurance.
- Stealth II is a signature Class A+ 96K SF “Trophy” three-story office building featuring tremendous visibility, with Siemens as the building’s tenant leasing the entire 90K.
- 121 Hillpointe, a single story 43K SF building featuring four tenants, was successfully expanded to 50K SF in 2006, to accommodate the expansion needs of Azcar, one of the existing tenants, adding on their existing 12K SF with new 8K SF for an additional 10 year term.