

the Fountainhead



Choose Your Growth Plan Multiple Suites For Lease

 *Southpointe* 555 SOUTHPOINTE BOULEVARD, CANONSBURG, PA 15317



For more information, contact:

KELLEY HECKATHORNE
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NAL Burns Scalo
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

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Choose Your Growth Plan Owner/User Purchase Opportunity

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Strategically positioned at the gateway to Southpointe, The Fountainhead is the quintessence of sophistication and functionality. Offering flexible, efficient workspaces, executive balconies with prime visibility along the I-79 interchange, 555 Southpointe Boulevard cultivates a vibrant community that sparks creativity, collaboration and success for companies.

This ideal location overlooks the picturesque Southpointe Valley, sprawling Golf Course, and is seamlessly connected to the Montour Trail Connection. Centered around a peaceful corporate campus, with an on-site waterfall, ponds, outdoor dining areas, and landscaped surroundings, this distinguished location redefines the elegance and convenience of the workplace experience.

With exceptional Class A finishes throughout, monument signage, energy efficiency, and ample free surface parking, The Fountainhead sets a new benchmark to redefine your business destination.

BUILDING FEATURES



HIGH IMPACT EXTERIOR SIGNAGE OPPORTUNITY

- **78,695** daily impressions
- **28,644,668** annual impressions
- **\$243,000** est. annual marketing value



BUILDING AMENITIES



**WATERFALL
ON-SITE**



**FITNESS
FACILITY**



**CONFERENCE
CENTER**



**OUTDOOR
PATIO**



**OVERLOOKS
GOLF COURSE**



**CONCIERGE SERVICES &
PROPERTY MANAGEMENT**



**PITTSBURGH
METRO**



**ENERGY EFFICIENT
REFLECTIVE GLASS**



**ABUNDANT
PARKING**



**MONTOUR
TRAIL ACCESS**



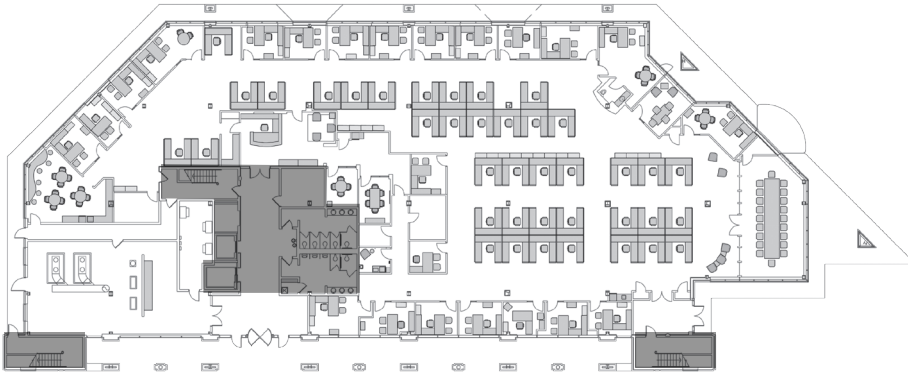
**LEED CERTIFIED &
GREEN RATED**



**EASY
ACCESS**

AVAILABLE SPACE

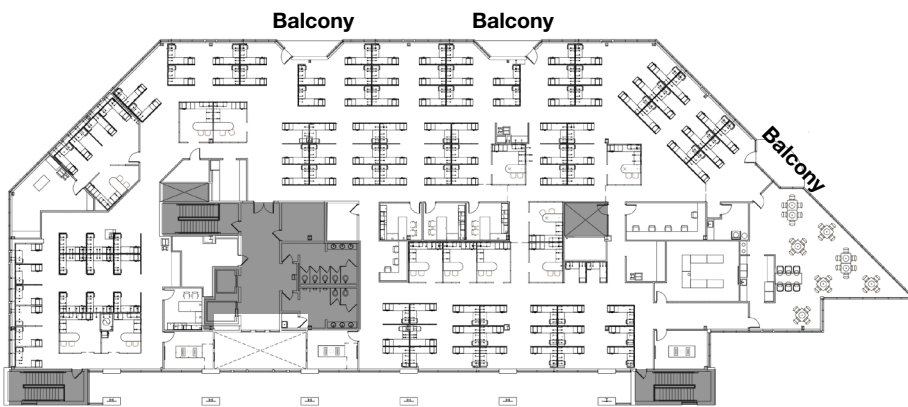
Up to 90,250 RSF



FIRST FLOOR

17,643 RSF

- 24 Offices
- Executive Office w/Private Restroom
- Conference Room Seats 20
- 3 Meeting Rooms



SECOND FLOOR

5,000 - 23,111 RSF

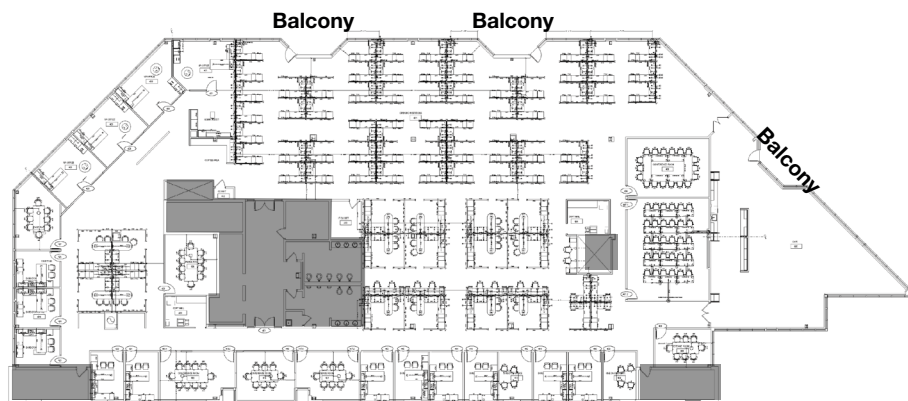
- Fully Furnished
- 3 Conference Rooms
- 3 Balconies
- Large Kitchen
- 121 Workstations 6'x8'
- Training Room
- 4 Offices Fully Furnished



THIRD FLOOR

6,500 - 24,748 RSF

- 1 Balcony
- Large Kitchen
- 2 Training Rooms
- 24 Offices



FOURTH FLOOR

24,748 RSF

- 17 Offices
- 6 Conference Rooms
- 2 Large Training Rooms
- 3 Balconies
- Large Kitchen

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.

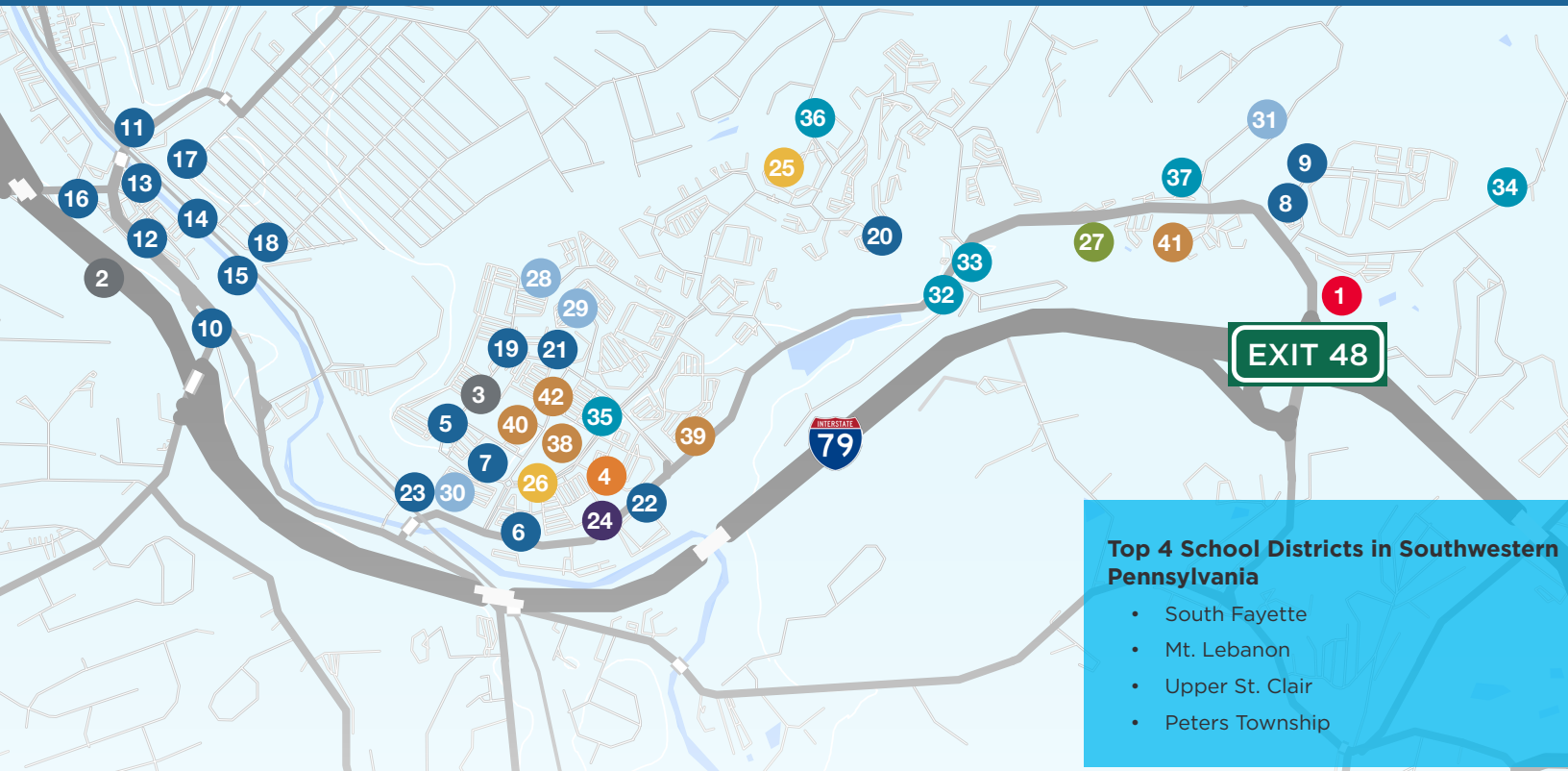
Online maintenance submissions through the Online Client Portal are promptly directed to the field technician and managed by the client concierge team and facilities manager, then tracked by the facilities team to ensure service within 24 hours.

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 The Fountainhead

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



Overview

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.



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