



## Zenith Ridge II

2400 Ansys Dr, Canonsburg, PA 15317

### Property Features

- Dedicated Client Experience Team
- Exclusive Access to Partner Perks Program
- Available Immediately
- Free Parking - 4.5/1,000 Ratio
- Walking Trail w/ Exercise Stations
- Patio, Fire Pit, 2 Grills, and Ping Pong
- Adjacent to Southpointe Town Center and 3 Hotels
- LEED Certified and Green Class-G Managed
- Recently Renovated Lobby

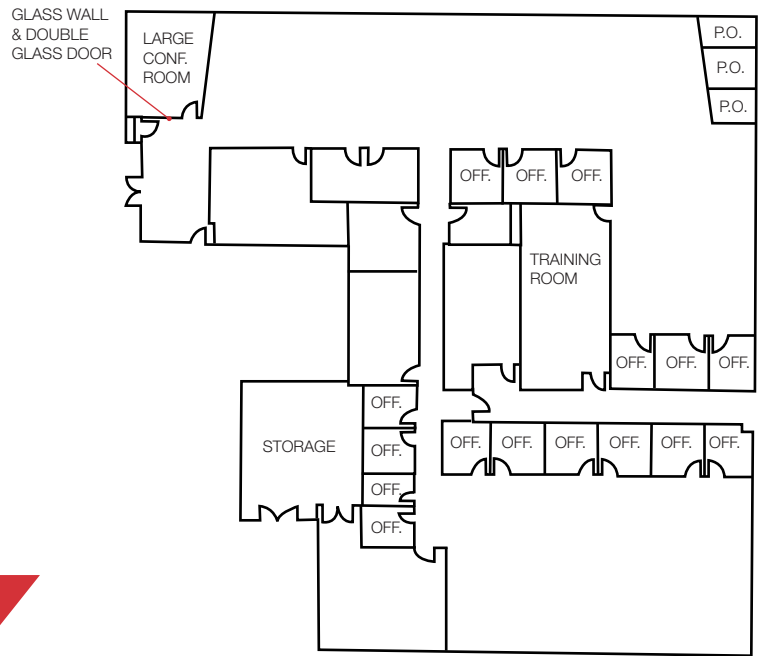


TOTAL RSF 150,971 SF

YEAR BUILT 2014

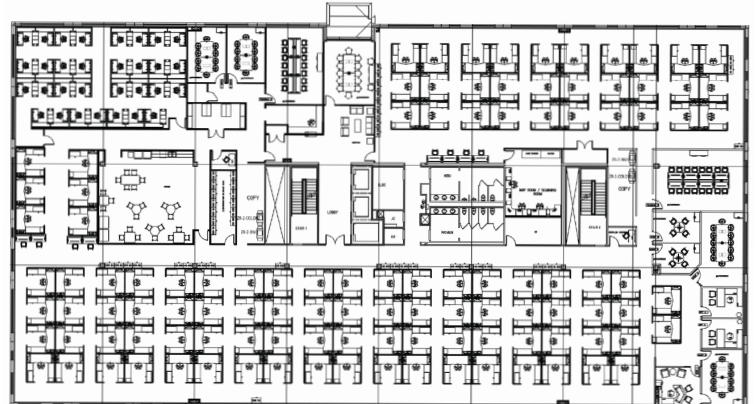
## Suite 101 - 13,334 SF

- Keyfob Security Access
- Furniture Available
- Abundant Natural Light
- 16 Glass Offices, 47 Workstations
- Large Conference Room, Training Room, Production Room, Kitchen, 4 Large Storage Rooms, Server Room
- Receiving Area w/ Shared Drive-In Door
- Secondary/Rear Exit Door



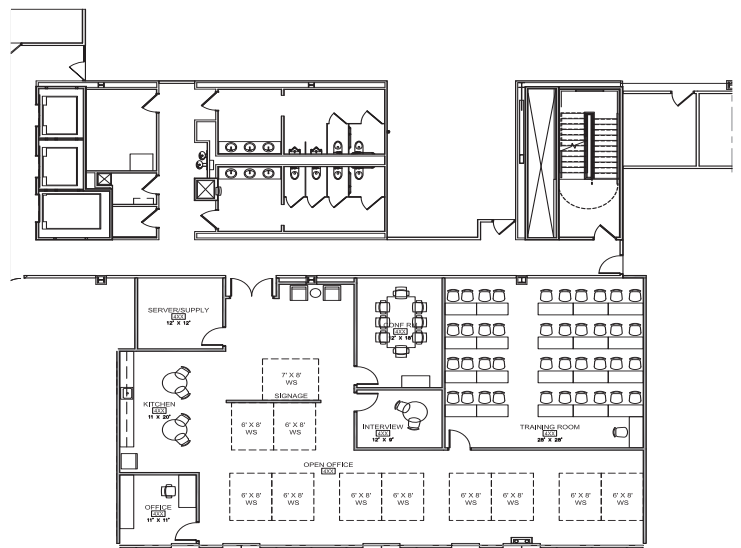
## Suite 200 - 30,908 SF

- Full Second Floor
- Sublease Term Through 12/31/24
- 5 Offices
- 7 Conference Rooms
- 142 Workstations
- Large Kitchen/Dining
- 2 Copy Rooms
- Work Room, Training Room, Mothers Room, Storage Room



## Suite 401 - 4,000 SF

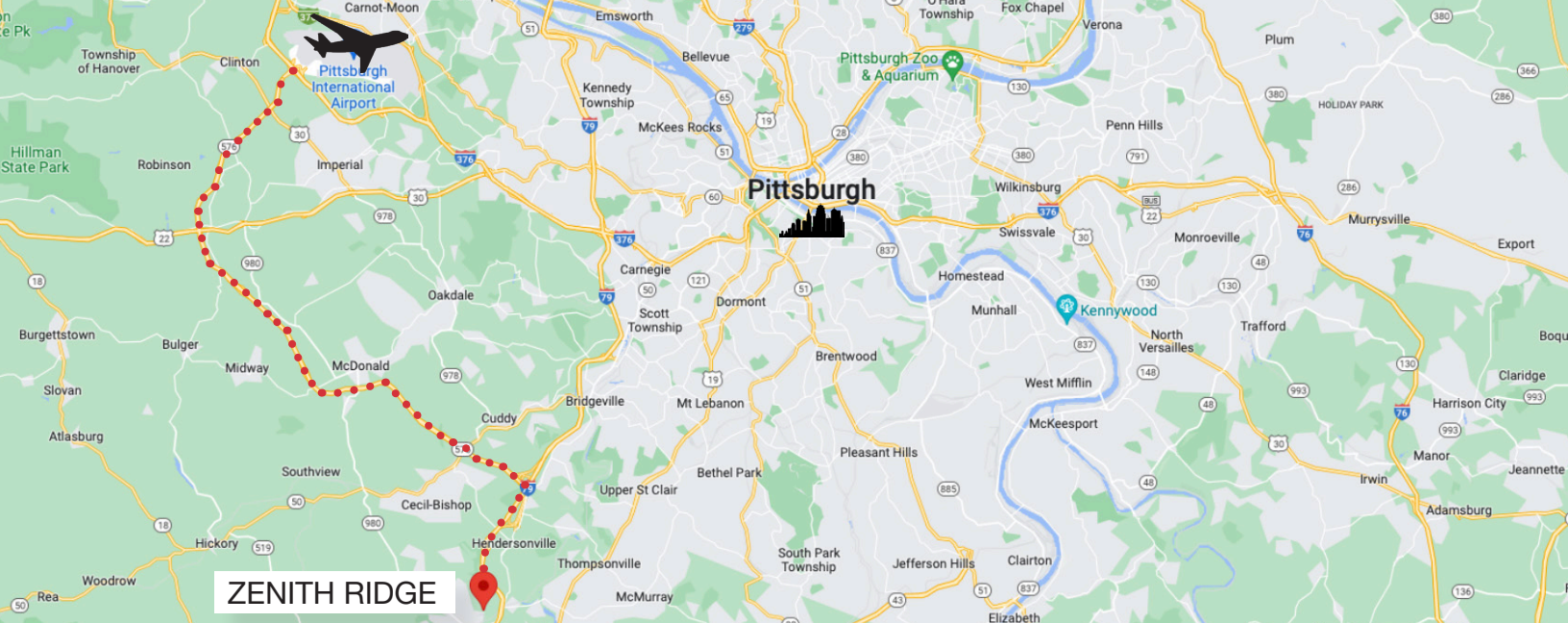
- Reception Area
- Conference Room
- 2 Offices (Can Accommodate More)
- 10-15 Workstations
- Large Open Kitchen/Cafe











## Amenities

- 25 Minutes to Pittsburgh International Airport
- 30 Minutes to Downtown Pittsburgh