

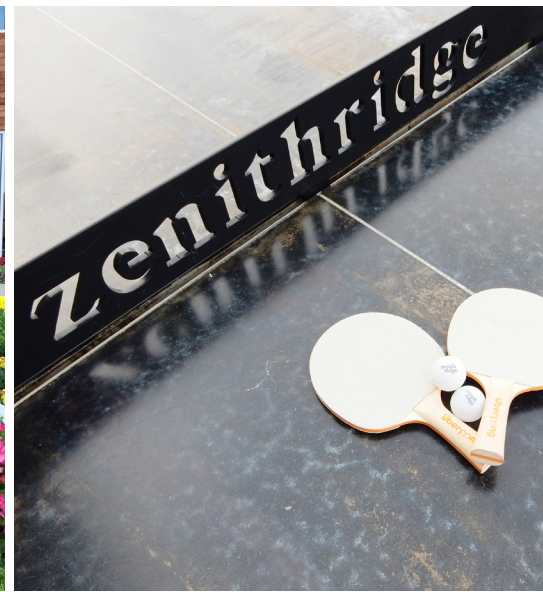
# zenithridge



## CUSTOMIZABLE SOLUTIONS

### Multiple Suites Available

 *Southpointe* 2400 ANSYS DRIVE, CANONSBURG, PA 15317



For more information, contact:

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Leasing by:

**NAI Burns Scalo**

COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE



Designed for unparalleled productivity and unparalleled experiences, Zenith Ridge II is perfectly located within Southpointe. With a Dedicated Client Experience Team ensuring seamless operations, exclusive access to our Partner Perks Program, and immediate availability, ZenithRidge offers a superior working environment. Enjoy the convenience of nearby local amenities, neighboring businesses, and seamless access to downtown Pittsburgh and the airport via I-79. With high-speed Internet, executive meeting and conference rooms, kitchen and lounge facilities, free parking and an invigorating walking trail featuring 5 exercise stations, ZenithRidge is truly a balanced work-life experience.

Elevate your breaks with amenities including a patio, fire pit, two grills, and ping pong tables. Experience the synergy of nature and collaboration at our LEED Certified, Green Class-G managed premises, recently renovated lobby, and adjacent proximity to Southpointe Town Center and three hotels, each with conference centers. Embrace outdoor meetings at our innovative iBench, indulge in the VIBES - ambient music across patios, building entrance, and restrooms. Discover a workplace that seamlessly juxtaposes productivity, wellness, convenience, and natural beauty. ZenithRidge.

# BUILDING FEATURES





# BUILDING AMENITIES



**FITNESS CENTER**



**WALKING TRAILS  
EXERCISE STATIONS**



**CONFERENCE CENTER**



**PATIO, FIRE PIT, GRILLS,  
PING PONG**



**PITTSBURGH METRO**



**CONCIERGE SERVICES &  
PROPERTY MANAGEMENT**



**RENOVATED LOBBY**



**SIGNAGE OPPORTUNITIES**



**ABUNDANT PARKING**



**MONTOUR TRAIL ACCESS**



**LEED CERTIFIED &  
GREEN RATED**



**EASY ACCESS**

# Up to 48,242 RSF Available

SUITE 101

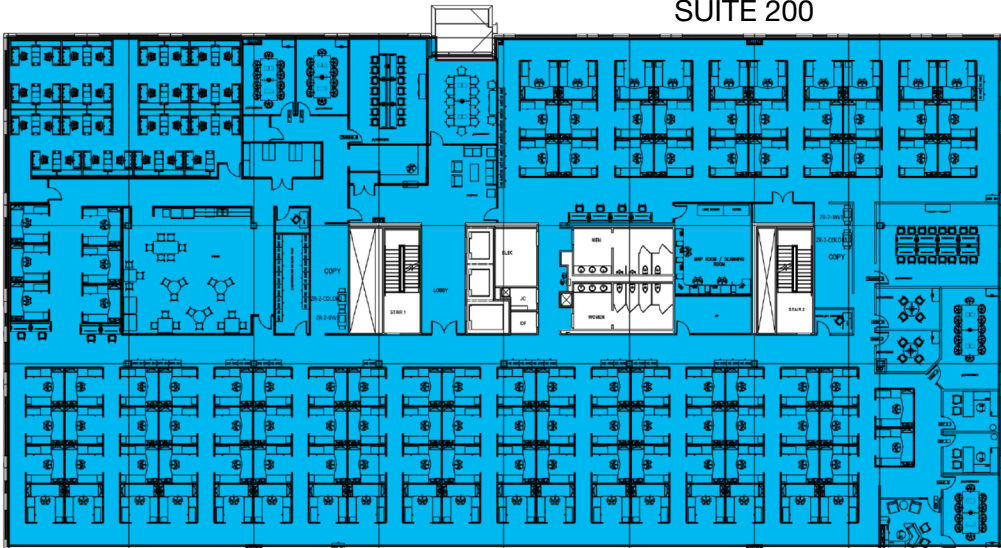


## First Floor

13,334 RSF

- 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



## Second Floor

30,908 RSF

- 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 400  
4,000 RSF

SUITE 401  
3,379 RSF

## Fourth Floor

4,000 - 7379 RSF

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

# 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





**EXIT 48**

**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 Zenith Ridge II
- 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
- 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
- Other Amenities:**
  - 18 Sarris Candies
  - 19 All Star Sports Bar & Grill
  - 20 Los Bajitos
  - 21 Toscana Brick Oven
  - 22 Bubba Burgers
  - 23 R-Bar



## 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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