

LARGEST PITTSBURGH-AREA BUSINESS PARKS

(Ranked by existing square feet)

	Name Location Current management, leasing company or park point of contact ¹ / phone / website	Space (sq ft.) existing in park	Acreage: developed/ undeveloped ²	Division of space ³	Major tenants
1	Southpointe I & II Interstate 79, exit 48, Cecil, PA 15231 Southpointe Chamber of Commerce / 724-873-7777 / www.southpointe.net	4,000,000	900 0	Office, 75%; indus./ manuf./W.H., 25%	More than 280 incl. Consol Energy, Range Resources, Mylan, Ansys, CentiMark, Accuflex, Aker Kvaerner, Auma Actuators, Columbia Gas, Hilton Garden Inn, Community Bank
2	RIDC Industrial Park Route 28 and Alpha Drive, O'Hara, PA 15238 RIDC and multiple others / 412-471-3939 / www.ridc.org	3,850,000	700 NA	Office, 35%; indus./ manuf./W.H., 55%; retail, 5%; other, 5%	Giant Eagle, Emerson Process Control, Abarta, Tsudis Chocolates, Zoll Medical Corporation
3	RIDC Keystone Commons Braddock Avenue, Turtle Creek & East Pittsburgh, PA 15145 RIDC / 412-471-3939 / www.ridc.org	2,225,000	92 NA	Office, 25%; indus./ manuf./W.H., 70%; retail, 5%	Ducommun LaBarge Technologies, Holtec, Brush-GMS
4	RIDC Westmoreland 1001 Technology Drive, North Huntingdon, PA 15666 RIDC and WCIDC / 412-471-3939 / www.ridc.org	2,100,000	100 130	Office, 5%; indus./ manuf./W.H., 95%	Aquion, Westmoreland County Community College, DNP
5	Leetsdale Industrial Park 100 Leetsdale Industrial Drive, Leetsdale, PA 15056 Chapman Properties / 724-266-2500 / www.chapmanprop.com	2,034,000	148 10	Office, 5% indus./manuf./W.H., 95%	Weatherford International, Arcelor Mittal, Air Products & Chemicals, Bunnell, Almatris, VSMPO-Tirus, Impact Guard LLC
6	RIDC Thorn Hill Commonwealth Drive and Thorn Hill Drive, Marshall and Cranberry, PA 16066 RIDC and multiple others / 412-471-3939 / www.ridc.org	1,900,000	840 110	Office, 25%; indus./ manuf./W.H., 60%; retail, 5%; other, 10%	Mitsubishi Electric Power Products, rue21, Kadmon Pharmaceuticals, Verizon, Tribune-Review, and the United States Postal Service
7	Cranberry Woods Office Park Cranberry Woods Drive, Cranberry, PA 16066 CBRE / 412-471-4062 / www.cbre.com/cranberrywoods	1,800,000	305 22	Office, 100%	Westinghouse, Mine Safety Appliances, Verizon Wireless, McKesson Automation, NetApp Inc.
8	RIDC Industrial Center of McKeesport Lysle Boulevard and Center St., McKeesport, PA 15132 RIDC / 412-471-3939 / www.ridc.org	1,120,000	150 70	Office, 15%; indus./ manuf./W.H., 85%	USS Tubular, Bulk Conveyor, EQT
9	Foster Plaza Holiday and Andersen Drives, Green Tree, PA 15220 Reit Management and Research / 412-921-9500 / www.fosterplaza.com	1,100,000	90 30	Office, 100%	Norfolk Southern Railway, LB Foster Co., URS Engineers, Tetra Tech, Aetna
9	RIDC Park West Parkway West and Route 60, Pittsburgh, PA 15275 RIDC and multiple others / 412-471-3939 / www.ridc.org	1,100,000	440 70	Office, 40%; indus./ manuf./W.H., 50%; retail, 5%; other, 5%	Vesuvius, Seegrid Corp., Draeger Safety, ProMinent Fluid Controls, Lanxess Corp.
11	Parkway West-Vista Business Parks Campbells Run Road, Pittsburgh, PA 15205 Jendoco Real Estate / 412-361-4509 / www.jendoco-re.com	1,070,000	125 5	Office, 20%; indus./ manuf./W.H., 80%	Anixter International, Fedex, Eat'n Park, SP Richards Co., Konecranes
12	SouthSide Works East Carson Street, Pittsburgh, PA 15203 Soffer Organization / 412-481-8800 / www.southsideworks.com	1,020,000	30 5	Office, 70%; retail, 30%	American Eagle Outfitters, Cheesecake Factory, Hofbrauhaus, McCormick & Schmick, Bosch, Gatesman+Dave
13	Ambridge Regional Distribution & Manuf. Center 2301 Duss Ave., Suite One, Ambridge, PA 15003 Value Properties / 724-266-4661 / www.ambridgeregional.com	1,000,000	80 5	Office, 10%; indus./ manuf./W.H., 88%; other, 2%	Nickles Bakery, Iron Mountain, Sherwin Williams, National Molding, Kroff Chemical, Allegheny Petroleum, CountryFab, Miller Transfer
14	Parkway Center* Greentree Road, Green Tree, PA 15220 Greentree Parkway Associates LP, individual owners / 412-922-2300 / NA	973,429	40 28	Office, 95%; retail, 5%	Quest Diagnostic, Central Blood Bank, Comcast Spotlight, Dial America, Accenture, McCormick Taylor Engineers, McKesson, Education Management, Life Pittsburgh, Morneau Shepple
15	U-PARC William Pitt Way, Pittsburgh, PA 15238 Oxford Development Co. / 412-261-0200 / www.u-parc.org	960,000	85 NA	Office, 33%; indus./ manuf./W.H., 24%; other, 43%	University of Pittsburgh (owner), dozens of individual tenants
16	Penn Center East Rt. 22/Penn Center Boulevard, Wilkins Township, PA 15235 LG Realty Advisors Inc. / 412-816-1800 / www.penncenter-east.biz	922,345	88 9	Office, 70%; retail, 30%	CVS Procure Pharmacy, Sanford Brown Institute, Indiana University of Pennsylvania, KubeTech Moldings Inc., Paul C. Rizzo & Associates, Emerson Electric Co.
17	Cranberry Business Park 3120 Unionville Road, Suite 300, Cranberry, PA 16066 Richard Donley / 724-779-3892 / www.cranberrybusinesspark.com	850,000	180 0	Office, 56%; indus./ manuf./W.H., 44%	Areva, Simplex Grinnell, Sage Software, OfficeMax, Conair, Coventry HealthCare, GMAC, Millennium Pharmacy, Curbell Plastics, Fidelity National, SMS, Tollgrade Communications, Pittsburgh Logistics Systems, Patterson Dental Supply, Netronome, Continuum; SourceFire; Cadence
18	Meadowlands Park Interstate 79 at Racetrack Road, North Strabane Township PA 15363 Mosites Development Co. / 412-923-2255 / www.mosites.com	805,000	105 105	Office, 10%; indus./ manuf./W.H., 75%; retail, 5%; other, 10%	HBC Services, Verizon, Ensinger, Comfort Inn, Holiday Inn Express, Candlewood Suites, Country Inn Suites, McDonalds, Burger King, Waffle House
19	Pittsburgh Technology Center Second Avenue at Technology Drive, South Oakland, PA 15213 Urban Redevelopment Authority of Pittsburgh / 412-255-6600 / www.ura.org	684,400	42 6	Office, 80%; other, 20%	Carnegie Mellon Research Institute, University of Pittsburgh Biotechnology Center, Cellomics, Ansaldo, Sunoco Chemical
20	South Hills Industrial Park 1200 Lebanon Road, Pittsburgh, PA 15216 Avison Young / 412-944-2134 / www.avisonyoung.com	675,000	33 14	Office, 10%; indus./ manuf./W.H., 90%	Bombardier Transportation, All State Career Schools, Anex Warehouse and Distribution, Cassidy Pierce, Matthews International, National Retail Operations, Coffee Tree Roasters, My Way, Carnegie Mellon University



	Business park	Space in park
21	Penn Center West	650,000
22	Hopewell Business and Industrial Park	585,000
23	Cherrington Corporate Center	506,000
24	Monessen Riverfront Industrial Park	500,000
25	City Center of Duquesne	460,000
26	Airport Office Park	445,000
27	Monroeville Business Park	433,183
28	West Hills Industrial Park	429,435
29	Airside Business Park	413,873
30	79 North Industrial Park	406,702

FOOTNOTES:

Sources: Pittsburgh Business Times Commercial Real Estate Guide, individual park management companies/owners/leasing agents, area chambers of commerce, county development authorities.

Note: There are two separate parks lists, the list of Industrial Parks and the list of Business Parks. Parks with no or insignificant amounts of office space are included only in the Industrial Parks list. Parks with no or a small percentage of non-office space are included only in the Business Parks list. Parks with both office and nonoffice space may be found on both lists.

NA: Not available/not applicable

¹ Some business parks are no longer consolidated under one owner/manager, so accurate vacancy rates and division of space information is not available. In these cases, the management company listed represents the largest segment of the park or is the most appropriate point-of-contact for information about the park. Park tenants listed may also own their space.

² Developed acreage means space in the park that has been prepared for use, including amenities such as utilities and access. Potential land to clear and utilize is considered undeveloped.

³ Types of space abbreviations: W.H., warehouse; manuf., manufacturing; indus., industrial

* Not updated/did not respond to request for information by deadline. Data is from prior year's list.

Counties surveyed for this list: Allegheny, Armstrong, Beaver, Butler, Fayette, Washington and Westmoreland

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