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TWO CORPORATE CIRCLE
 PROFESSIONAL OFFICE SUITES
 GREENSBURG, PA 15601

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All Information Is Deemed Reliable But Not Guaranteed

Building a Tradition of Fine Properties since 1949

PROFESSIONAL OFFICES
TWO CORPORATE CIRCLE
GREENSBURG, PA 15601
HEMPFIELD TOWNSHIP
WESTMORELAND COUNTY

HIGHLIGHTS OF TWO CORPORATE CIRCLE

BUILT: 1997 - Completion date, Fall 1997
Two Story Colonial
Gross Square Feet - 12,300
Suites available for lease (flex space)

LOCATION: Great location, Corporate Office campus park setting, 2.4 miles north of Downtown Greensburg on U.S. Route 66, Hempfield Township, adjacent to residential Fox Ridge Plan of Homes, other Professional Offices, and close to Westmoreland and Monroeville Malls, and Greengate Centre

ACREAGE: 2.3270 ± acres

ZONING: B-1A Business and Professional Office

Traffic Statistics from Pennsylvania Department of Transportation:

Vehicles per day - 11,700 (2011)

Vehicles per year - 4,270,500 (2011)

4/10 mile north/side toll road Interchange on Route 66, connecting Routes 119, 70 at New Stanton to Route 22 to the north near Delmont

Great exposure - High Visibility Area

EXTERIOR OF OFFICE BUILDING:

Curved Brick Building

Nickel Brick Corners

Large Andersen Perma-Shield Insulated Windows with High Performance “sun low”

Insulated Glass

Large window for natural lighting

Fypon Louvers - Keystone design in the gable ends

“A” Grade Face Brick

Exterior detail synthetic mouldings with curved arches above the exterior windows, and other detailing

Alcoa Gutters and Downspouts

Certain teed Fiberglass 25-year roof shingle, New Fiberglass 30 years Warranty Shingle Roof

Installed 2011

Fypon decorative window mouldings used above Andersen windows

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H.V.A.C. SYSTEMS:

Individual super high-efficiency heat pumps for heating and cooling with S.E.E.R. rating up to 14
Each individual suite has its own Thermostat for heating and cooling with a programmable 7-day thermostat

SECURITY & FIRE DETECTION:

Fire system features a control-communicator with an alpha command center, battery backup horn strobes tied into 24-hour monitoring

ELECTRICAL FEATURES:

Electronic recessed fluorescent light fixtures with parabolic louver in the suspended ceiling areas which will provide the highest overall quality of lighting
Exterior metal halide lighting of office building, parking lots and grounds
Each individual suite has their own 200-amp electrical panel with circuit breakers
Each individual suite is wired for phone and data outlet lines. Each tenant should review their individual needs on these two items

RESTROOMS:

All restrooms have handicapped accessibility
Armstrong Non-Wax Linoleum
Eljer Faucets
Polished Plate Mirror over Sink
Eljer Water-Saving Closet

FLOOR COVERINGS:

Ceramic floor in vestibule area
Custom designed carpeting with padding that is cushioned, acoustical enhancing properties

INTERIOR FEATURES:

6-panel oak doors with casing with brass hinges
5 1/4" high oak baseboard
Polished brass door locks
Suspended ceiling grid with 2' x 2" acoustical ceiling tile with a revealed triangular edge

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CONSTRUCTION FEATURES:

2” Dow Insulative Sheathing on Exterior Block below Brick-To-Grade Level and to Frost Line
B-Bond Waterproofing on Exterior Block Walls with an Exterior Drain with 2B Stone Deck - Concrete Floor
Offices on first floor can have a ceiling height to a maximum of approximately 9” + -
Offices on second floor can have a ceiling height to a maximum of approximately 10’6” + -
Exterior walls are insulated with 1-1/2” styrofoam insulation
All interior walls insulated with fiberglass insulation 3-1/2” thick R-11
Ceiling insulation on second floor is insulated to R-30
Roof has a high pitch which enhances the architectural design of the exterior of the curved office building
All framing lumber Kiln Dried, Standard and Better - Fir

EXTERIOR GROUNDS & PARKING AREA:

Professionally landscaped with Shrubs, Decorative Rocks, Retaining Walls and Plantings
Free parking area for 60+ Vehicles with many planted and shrubbed areas
Parking area is lighted with decorative lamppost with Metal Halite lighting
Parking area is bordered with Asphalt Curb and all office spaces are handicapped accessible from parking lot
Concrete sidewalks with decorative surface designs

PUBLIC UTILITIES:

Electric.....	Allegheny Power Company
Phone.....	Verizon
Public Sewage.....	Hempfield Twp. Municipal Authority
Water.....	Municipal Authority Westmoreland County
Fire Hydrant.....	In front of Two Corporate Circle
Cable Company	Comcast

All underground utilities
Each suite has its own separate electric meter

OTHER FINE FEATURES:

Excellent location

Direct and easy accessibility to major Highways: Routes 66, 30, 119, 819, 130, 70, PA Turnpike, and only 1/2 mile from the North/South bypass

Close to major Shopping Malls: Westmoreland Mall, Monroeville Mall, and Greengate Centre

Close to Recreational Areas: Twin Lakes, Seven Springs, Hidden Valley

B-1A Business and Professional Office Districts
(Added 4-5-83 by Ordinance No. 83-5)

Permitted Uses:

Banks

Financial Institutions

Savings and Loan Associations, when a branch facility, not a drive-in

Physicians; dentists, chiropractors, architects, engineers, insurance, realty offices and attorneys' offices

Business offices

Photographers, photographers' studios, art galleries

Administrative offices

Governmental offices and agencies

Accessory uses customarily incidental to any of the above uses, and including:

Off-street parking and loading facilities

Fence or ornamental walls and signs as regulated herein

Special Exceptions:

Research and testing laboratories

Community centers