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**TWO CORPORATE CIRCLE
PROFESSIONAL OFFICE SUITES
GREENSBURG, PA 15601**

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**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: 4.528

ZONING: B-1A Business and Professional Office

Traffic Statistics from Pennsylvania Department of Transportation:

Vehicles per day - 11,700 (1987)

Vehicles per year - 4,270,500 (1987)

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

Fypon decorative window mouldings used above Andersen windows

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

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
Natural Gas.....	Dominion Peoples
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 Ord. 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

Funeral homes