MISSION CRITICAL R&D CAMPUS

6.9 YEAR WALT

82% Leased

62% INVESTMENT GRADE TENANCY

KEYSTONE SUMMIT

CORPORATE PARK



JLL

OFFERING SUMMARY

EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to present this opportunity to purchase the fee simple interest in Keystone Summit, a premier 573,000 square foot Class A R&D flex and office campus located in Warrendale, PA, within Pittsburgh’s top performing Cranberry submarket. The property is 82% leased with a 6.9-Year WALT and anchored by a roster of investment grade credit tenants, including Accredo Health Group, Federated Investors, and Heinz North America. 62% of the rental income is attributed to Investment Grade tenants.

A defining characteristic of the property is the 187,926 square feet of mission-critical R&D space, accounting for one-third of total rental income, with specialized infrastructure contributing to long-term tenancy and exceptional retention. The campus also offers a pad-ready expansion site that can accommodate a 120,000 square foot, five-story building. Designed by renowned STUDIOS Architecture and offering best-in-class amenities, Keystone Summit is positioned as a unique, architecturally significant asset in one of Pittsburgh’s strongest submarkets.



KEYSTONE SUMMIT
CORPORATE PARK

1000 Ericsson Dr
Warrendale, PA 15086
ADDRESS

2001
YEAR BUILT

573,068
RENTABLE SF

6.9 Years
WALT

101 Acres
SITE SIZE

82%
LEASED

1,548 Space Surface Lot
PARKING

R&D FLEX & OFFICE CAMPUS IN PITTSBURGH'S TOP SUBMARKET

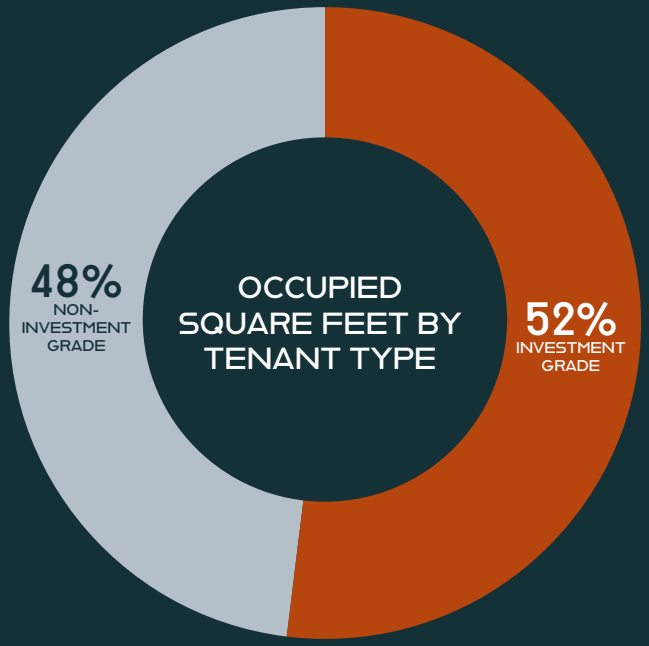


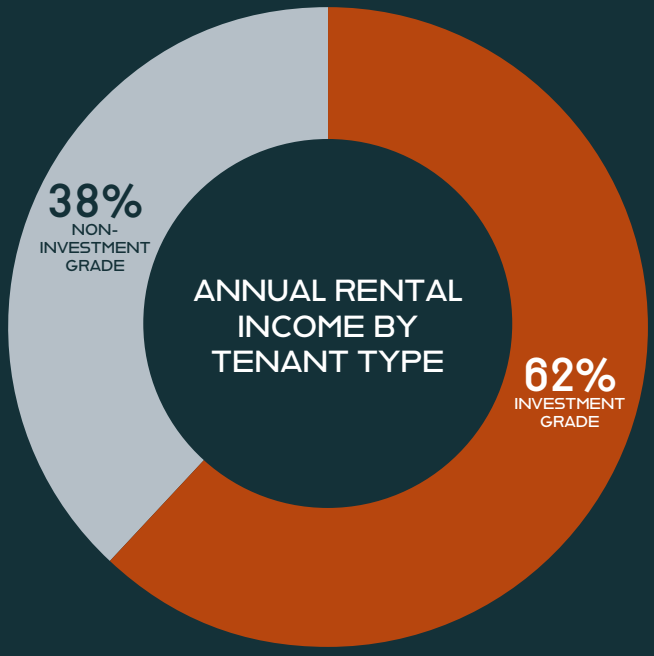
INVESTMENT HIGHLIGHTS

STRONG IN-PLACE CASH FLOW BACKED BY CREDIT TENANTS & WALT

Keystone Summit offers a strong stable cash flow with exceptional income security, anchored by a roster of nationally recognized, investment-grade credit tenants and backed by a 6.9-year WALT. Notable occupiers include Accredo Health Group, Federated Investors, and Heinz North America. These three tenants occupy 52% of leased space and account for 62% of the property's total annual rent. This strong tenant profile and long lease term provide stable income and materially reduce near-term rollover risk, ensuring reliable, long-term cash flow for investors.







SIGNIFICANT TENANT INVESTMENT

Keystone Summit's tenants have made substantial capital investments to create highly specialized, mission-critical facilities tailored to their specific operational needs.

KraftHeinz

KraftHeinz has developed a comprehensive production facility that includes manufacturing capabilities, dedicated lab rooms, and a product testing facility.

accredo®

Actively Investing $4M

Accredo Health Group has invested in sophisticated pharmaceutical infrastructure, including one clean room with another clean room under development, specialized refrigeration systems to store medicine and compounds, and an assembly packaging line.

Westinghouse

Westinghouse operates a manufacturing facility within their largest space. These significant tenant improvements represent substantial capital investments and create strong tenant retention incentives, as the specialized nature of these buildouts would be costly and difficult to replicate elsewhere.



34% of Total Rental Income from R&D Space

MISSION CRITICAL R&D SPACE

Keystone Summit features 187,962 SF of specialized research and development and mission-critical space, representing 40% of the property's leased area and accounting for 34% of total rental income. This dedicated space is occupied by Heinz, Accredo, and Westinghouse, who have each made substantial capital investments to create highly specialized facilities in their respective spaces. The mission-critical nature of these operations, combined with the significant tenant improvements, makes relocation difficult and therefore enhances tenant retention. This R&D space provides stable, long-term income due to the specialized buildouts and operational requirements of these tenants.

DEVELOPMENT-EXPANSION OPPORTUNITY

The property offers a pad-ready site which presents a unique build-to-suit or expansion opportunity. The site can accommodate a sixth building totaling 120,000 square feet, providing exceptional flexibility for future tenant growth or build-to-suit development.



CLASS A SUBURBAN CAMPUS WITH BEST-IN-CLASS AMENITIES

This premier Class A suburban campus offers tenants with the best-in-class amenities. The property features a full-service cafe, a comprehensive fitness center and locker room facility, and a large auditorium for tenant events and presentations.

AMENITIES

- FULL-SERVICE CAFE
- FITNESS CENTER
- AUDITORIUM



STRONG SUBMARKET

PITTSBURGH'S FASTEST GROWING COMMUNITY

The Cranberry submarket is one of the fastest growing communities in the Pittsburgh MSA, attracting residents for its proximity to major employers, access to regional thoroughfares, extensive retail offerings, and top-tier school districts. As a result, the immediate area continues to expand and boasts one of the most affluent communities in Pittsburgh with an average household income of $164,011 within 5 miles of the Property.

Radius	1 mile	3 miles	5 miles
2025 Population	2,932	33,547	80,232
2025 Households	1,039	12,921	30,282
Avg Household Income	$190,930	$158,923	$164,011
Median Household Income	$167,664	$129,033	$137,224
Median Home Value	$565,341	$424,443	$441,473
Median Age	39.40	41.70	42.60

Source: CoStar

PITTSBURGH'S STRONGEST OFFICE SUBMARKET

Companies are attracted to Cranberry for its business-friendly environment and its unmatched regional accessibility via I-76, I-79, Route 19, and Route 228. As a result, Cranberry Township is a top suburban office submarket in Pittsburgh.

Net Absorption Since Jan 2025	155,061 SF
Vacancy	12.5%
Under Construction SF	0 SF

Source: JLL

STUDIOS

UNIQUE ASSET CREATED BY STUDIOS ARCHITECTURE

Keystone Summit stands out as a unique office asset in the Pittsburgh market for its distinct design by STUDIOS Architecture, an internationally acclaimed firm with a 40-year track record of creating award-winning corporate headquarters and mission-critical facilities. The firm has earned national recognition including Interior Design Magazine's Best of Year Awards and inclusion in Architect Magazine's "Architect 50" while serving Fortune 500 companies such as Nike, Google, Meta, JPMorgan Chase, and LinkedIn. This prestigious architectural pedigree sets Keystone Summit apart from other office parks in the market, creating a competitive advantage that is difficult to replicate.




N
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ALDI
DOLLAR TREE
five BELOW
ULTA
Marshalls
Kirkland's
MOVIESCOOP
JO-ANN
FINE WINE & GOOD SPIRITS
Michaels
THE STREETS OF CRANBERRY
OLD NAVY
TALBOTS
RALLY HOUSE
WHBM
FIRST WATCH
THE DAYTIME CAFE
J.JILL
CONDADO
THE HOME DEPOT
UPMC LEMIEUX SPORTS COMPLEX
UPMC PASSAVANT
COURTYARD BY MARRIOTT
CRANBERRY WOODS
CRANBERRY CROSSROADS
DICK'S SPORTING GOODS
getGo
CHIPOTLE
ANTHONY'S COAL FIRED PIZZA
Sola SALONS
Juniper Grill
MARRIOTT
INTERSTATE 79
19
INTERSTATE 76
DOUBLETREE BY HILTON
STAYBRIDGE SUITES



KEYSTONE SUMMIT

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JLL (NYSE:JLL) is a leading global commercial real estate services and investment management company with annual revenue of $26.1 billion, operations in over 80 countries and a global workforce of more than 113,000 as of March 31, 2026. For over 200 years, clients have trusted JLL, a Fortune 500® company, to help them confidently buy, build, occupy, manage and invest across a variety of industries and property types, including office, industrial, hotel, multi-family, retail and data center properties. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY. Powered by rich global datasets and leading technology capabilities, we provide coordinated, end-to-end delivery of real estate services for a broad range of global clients who represent a wide variety of industries. Through LaSalle Investment Management, we invest for clients on a global basis in both private assets and publicly traded real estate securities. For further information, visit jll.com.