

995

BEAVER GRADE RD

MOON TWP, PA 15108



REDUCED PRICE

MEDICAL OFFICE PROPERTY
FOR SALE

13,765 SF BUILDING

EXCELLENT OWNER/USER OR REDEVELOPMENT

995

THORN BEAVER PLACE - PARKWAY WEST CORRIDOR

FOR SALE | 13,765 SF MEDICAL OFFICE BUILDING

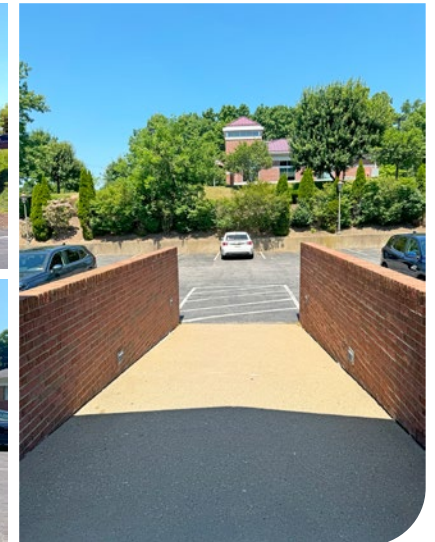
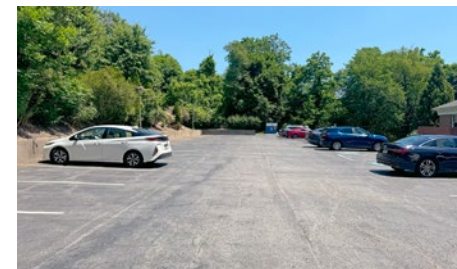
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EXCELLENT OWNER/USER OR REDEVELOPMENT OPPORTUNITY

1.2-ACRE PARCEL AT LIGHTED INTERSECTION

PROPERTY OVERVIEW

Property Address	Thorn Beaver Place 995 Beaver Grade Road, Moon Twp, PA 15108
Municipality	Moon Township, Allegheny County
Market	Parkway West Office Corridor
Parcel Number	0596-L-00381-0000-00
Lot Size	1.21 acres
Zoning	C1 Neighborhood Commercial
Building Size	13,765 SF (12,671 SF of leasable space)
Year Built/Renovated	1989/2023
Building Layout	2-story medical office building
Current Availability	6,000± SF
Utilities	All utilities are separated per unit except water and sewer
Parking	54 surface parking spaces on-site
Access	Excellent highway access; 0.7 miles/2 minutes from I-376 Business Loop
Location Highlights	7.2 miles/20 minutes from Pittsburgh International Airport (via I-376)
Asking Price	\$2.1 MM \$1.995 MM



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TOTAL OF 6,000± SF AVAILABLE

<p>1st Level</p>	<p>Leased:</p> <ul style="list-style-type: none"> • Suite A2: 1,613 SF, through 10/30/2026 • Suite B2: 1,475 SF, through 6/30/2025 <p>Available:</p> <ul style="list-style-type: none"> • Suite C2: 1,073 SF • Suite D2: 1,062 SF
<p>Lower Level</p>	<p>Leased:</p> <ul style="list-style-type: none"> • Suite B1: 1,487 SF, through 12/31/2030 <p>Available:</p> <ul style="list-style-type: none"> • Suite A1: 1,613 SF • Suite C1: 1,073 SF • Suite D1: 1,196 SF
<p>Building Features</p>	<ul style="list-style-type: none"> • Elevator • Sprinkler system • Heated exterior handicap ramp • Ample plumbing and great ADA access for medical users
<p>Lease Rate</p>	<p>\$17.00-\$20.00/SF, Full-Service</p>



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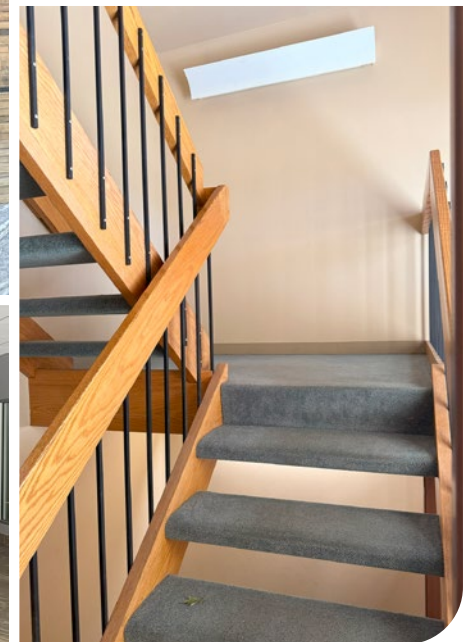
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TWO-STORY MEDICAL/OFFICE SUITES

- 5,300± SF PER FLOOR
- GREAT ADA ACCESS FOR MEDICAL USERS



BUILDING ENTRY



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DEMOGRAPHICS 5 MILE RADIUS (2023)

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census



71,863
population



7,051
total daytime employees



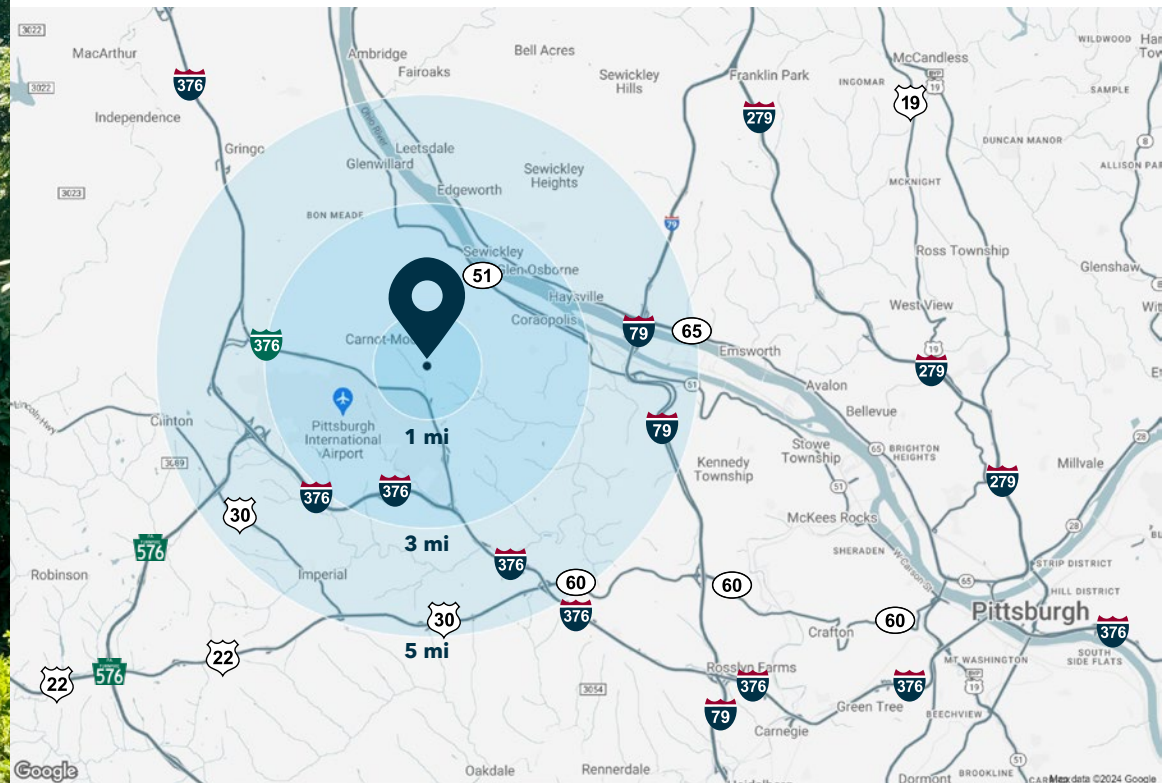
43.0
median age



30,255
households



\$149,156
avg. household income



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