

FOR LEASE

Sunset Building

2559A Brandt School Rd
Wexford, PA 15090

Robert Delmonico

Vice President

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Avison Young - Pittsburgh | Four PPG Place, Suite 300 | Pittsburgh, PA 15222

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Class A suburban office
Conveniently located

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Property Description

The Sunset Building has 3 professional offices suites available for immediate occupancy. There are a variety of sizes to meet your needs from 1,012 sf to 1,979 sf.

Property Highlights

- The Sunset Building has 3 office suites available for immediate occupancy
- Professionally managed
- New paint and carpet based on terms
- The building offers plenty of FREE parking
- 100% Sprinklered
- Located conveniently to I79
- Plenty of nearby amenities such as Soergel Orchards, Starbucks, T Bones Market, Pomodoro and Franklin Village
- Perfect for legal services, business services, financial services, tech, startups

Offering Summary

Lease Rate:	\$24.75 SF/yr (MG)
Available SF:	1,012 - 1,979 SF
Lot Size:	91,128 SF
Building Size:	22,000 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,801	28,234	166,066
Total Population	4,485	69,108	363,645
Average HH Income	\$157,707	\$143,763	\$99,968

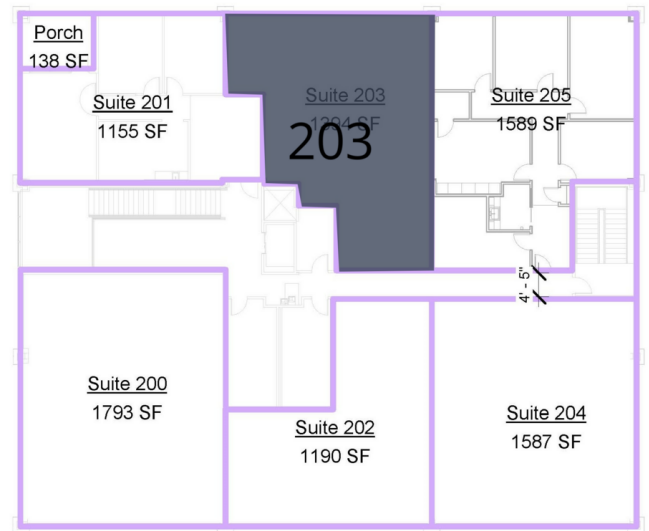
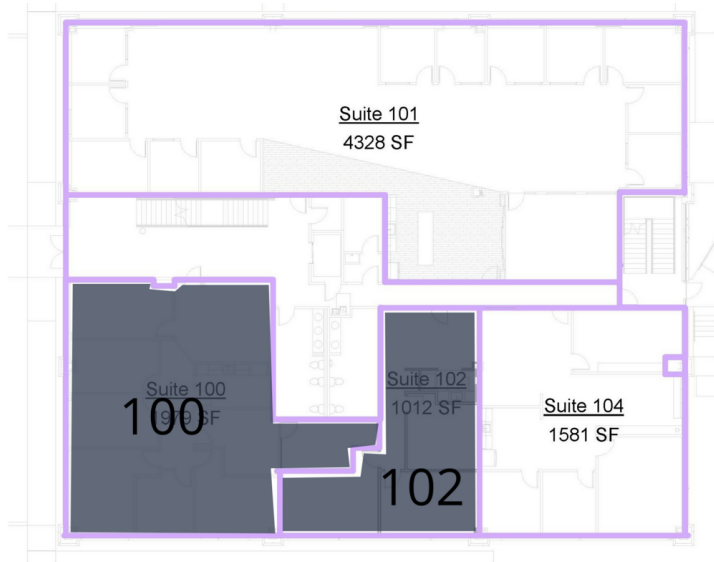


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① FIRST FLOOR - USEABLE AREA
1" = 20'-0"

② SECOND FLOOR - USEABLE AREA
1" = 20'-0"

Legend

Available

Lease Information

Lease Type:	MG
Total Space:	1,012 - 1,979 SF

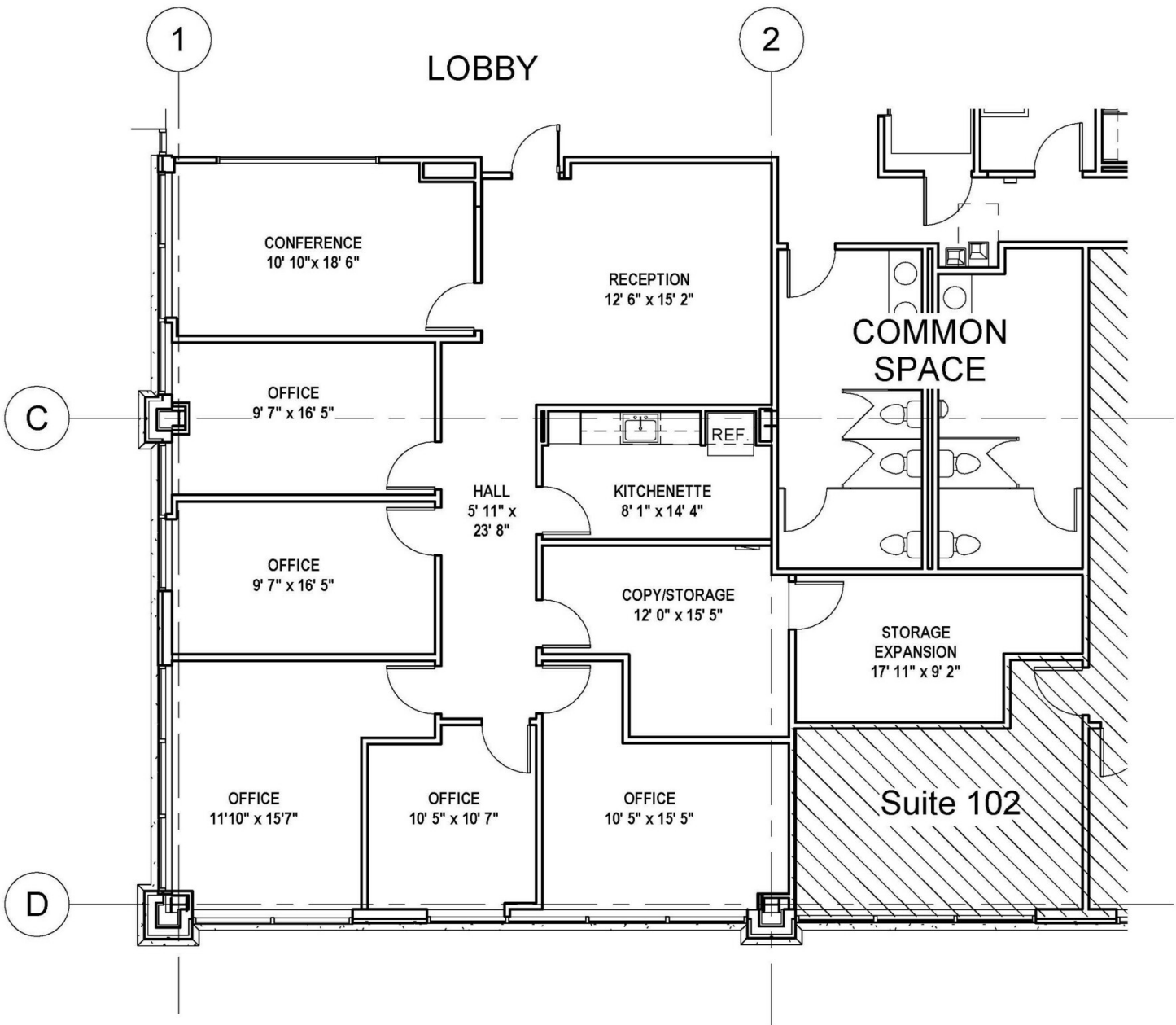
Lease Term:	Negotiable
Lease Rate:	\$24.75 SF/yr

Available Spaces

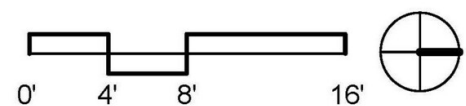
Suite	Useable SF	Type	Rate	Rentable SF
Suite 100	1,979 SF	Modified Gross	\$24.75 SF/yr	2,361 SF
Suite 102	1,012 SF	Modified Gross	\$24.75 SF/yr	1,205 SF
Suite 203	1,394 SF	Modified Gross	\$24.75 SF/yr	1,659 SF



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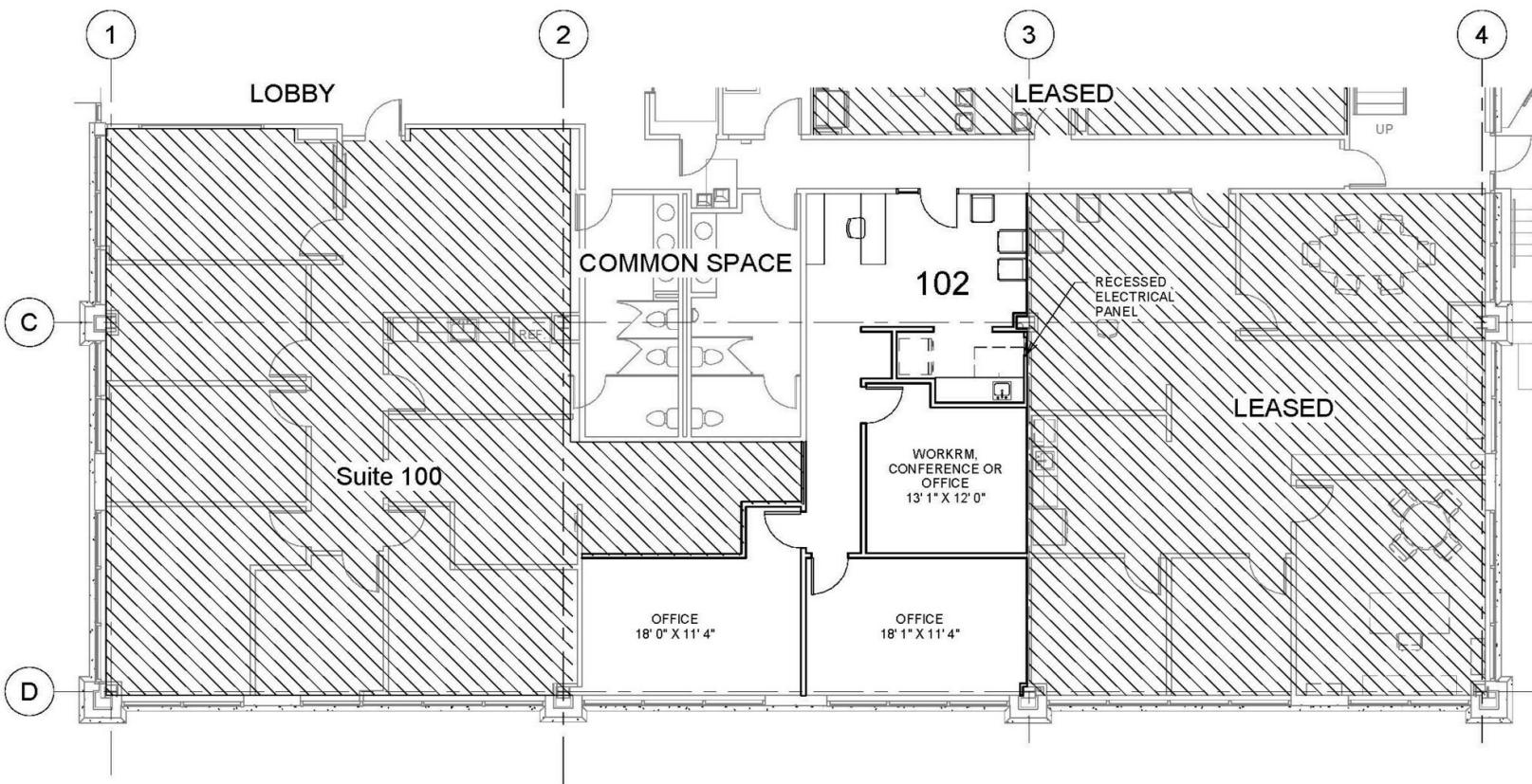


① Suite 100 - Lease Expansion EXISTING RENTABLE SF = 2180 RSF + 181 RSF = 2361 RSF
 1/8" = 1'-0"

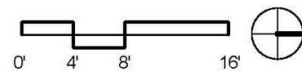


Suite 100 space plan

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① Suite 102 - Option D USEABLE AREA 1012 SF - RENTABLE AREA 1205 SF
1/8" = 1'-0"



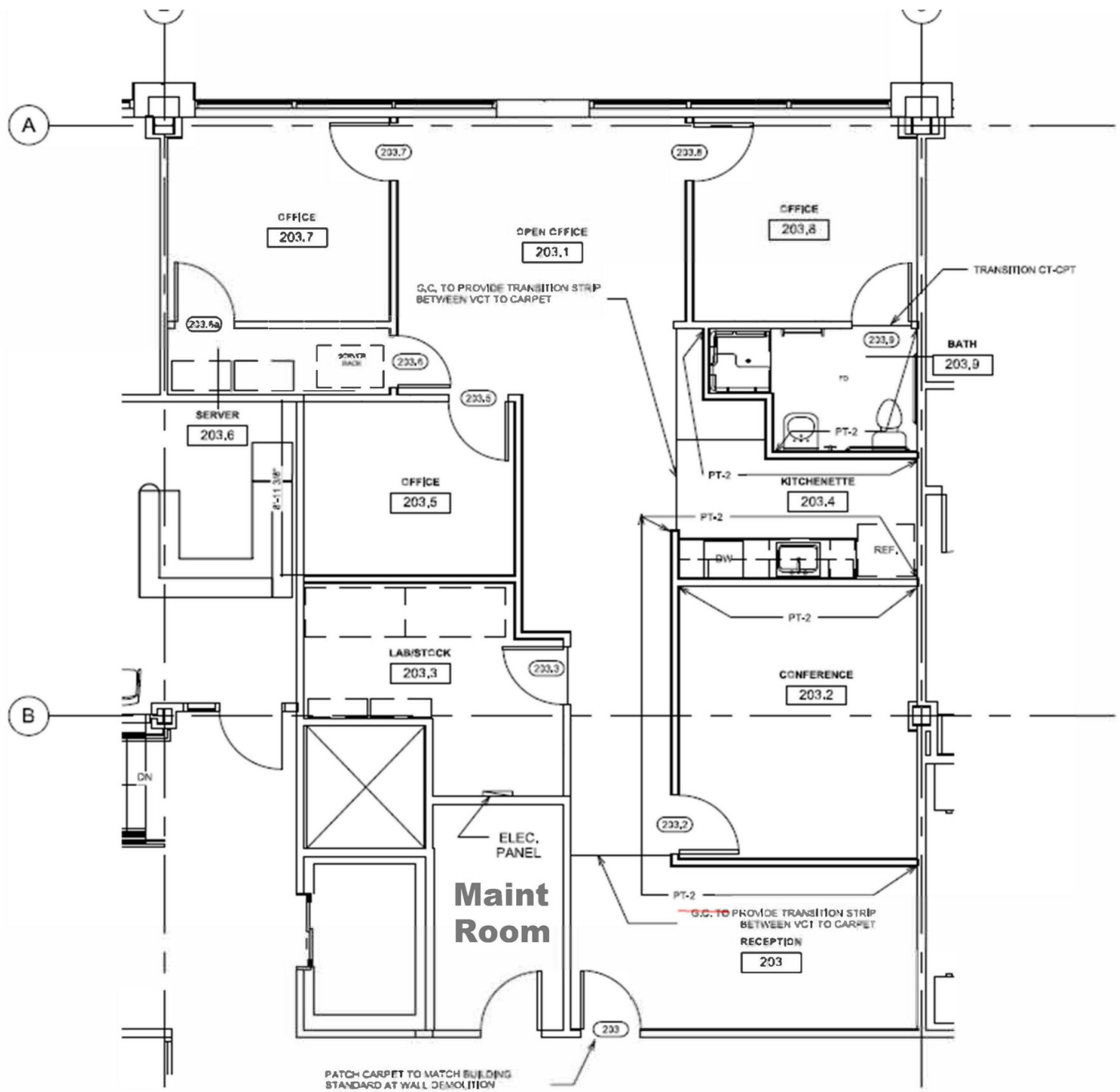
Suite 102 lease plan



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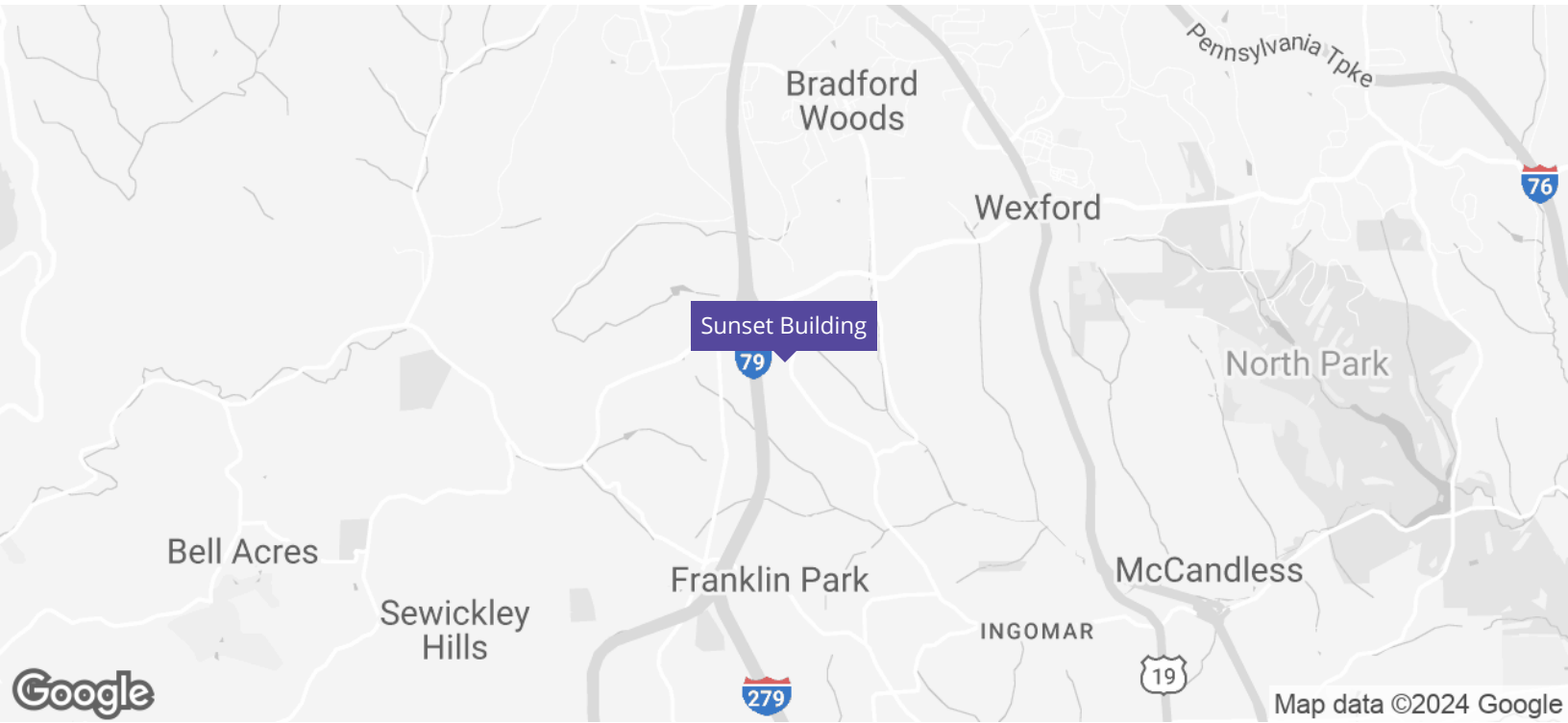
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② Office Suite 203 Finish Plan
1/4" = 1'-0"

Suite 203 space plan

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Location Description

The Sunset Building is strategically situated just off Route 910 on Brandt School Road with easy access to I-79's Wexford on/off ramp. There are plenty of nearby amenities such as Soergel Orchards, Starbucks, Pomodoro and the Franklin Village. Only 2 plus miles from the Wexford's main retail corridor and only about 12 miles from downtown Pittsburgh.

Location Details

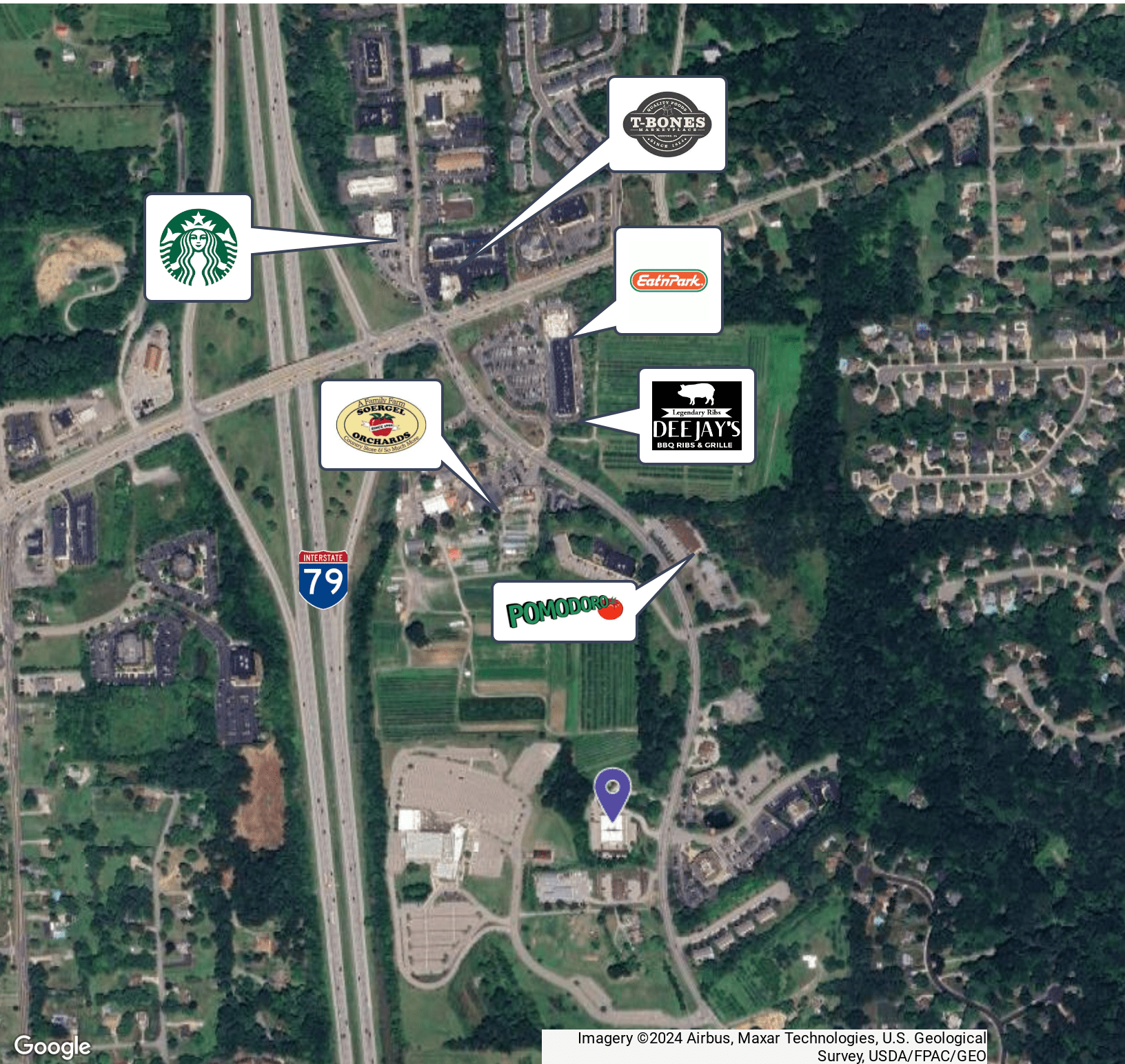
Market	Pittsburgh
Sub Market	North Pittsburgh
County	Allegheny
Township	Franklin Park Borough
Nearest Highway	I-79
Nearest Airport	Pittsburgh International



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Office space for lease

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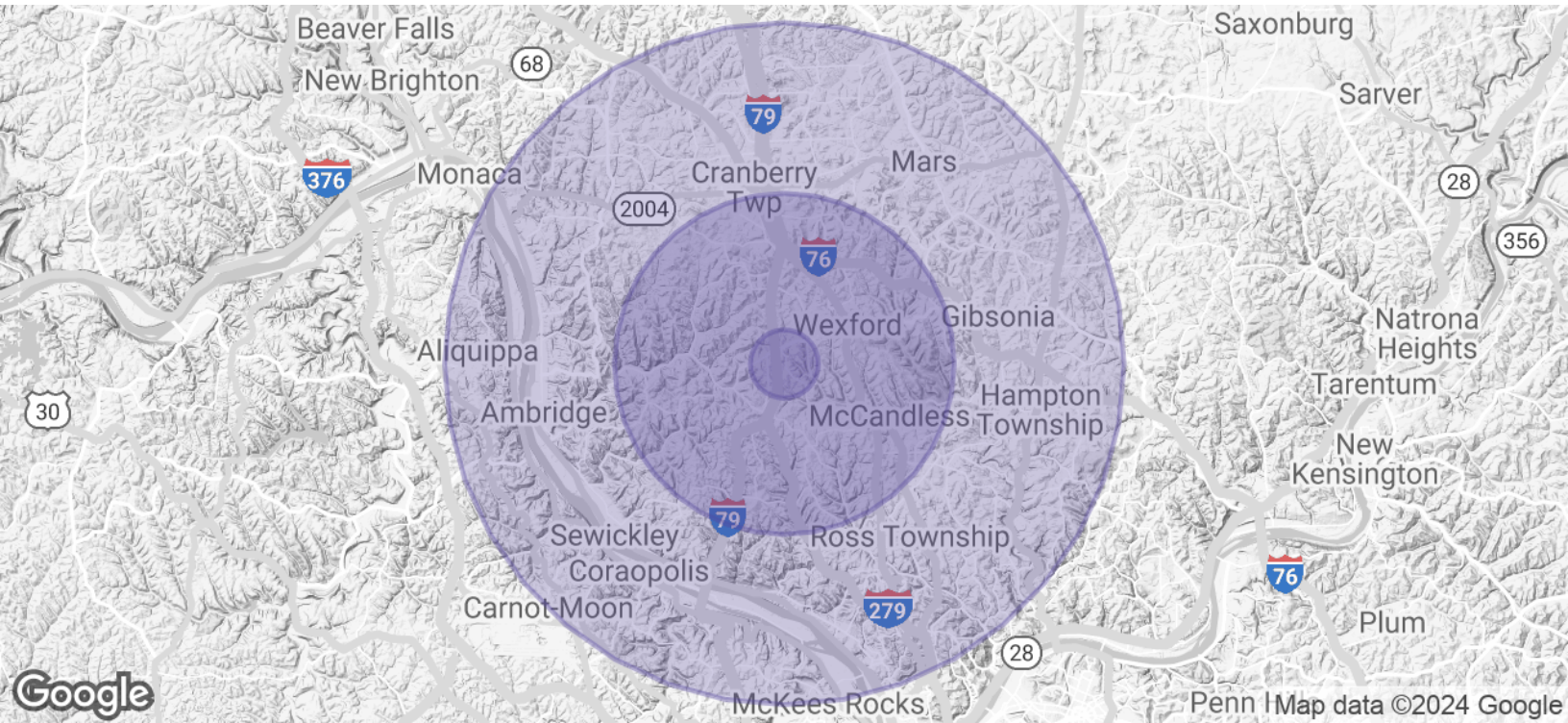
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Population	1 Mile	5 Miles	10 Miles
Total Population	4,485	69,108	363,645
Average Age	42.8	43.4	43.8
Average Age (Male)	44.9	42.0	42.1
Average Age (Female)	42.3	44.7	45.3
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,801	28,234	166,066
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$157,707	\$143,763	\$99,968
Average House Value	\$346,085	\$345,296	\$242,522

* Demographic data derived from 2020 ACS - US Census



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