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**FOR LEASE**

**Class A  
Availability**

*North Submarket*

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**8000 Brooktree Road**  
Wexford, PA 15090

**Property Features:**

**Move in Ready Class A Opportunity**

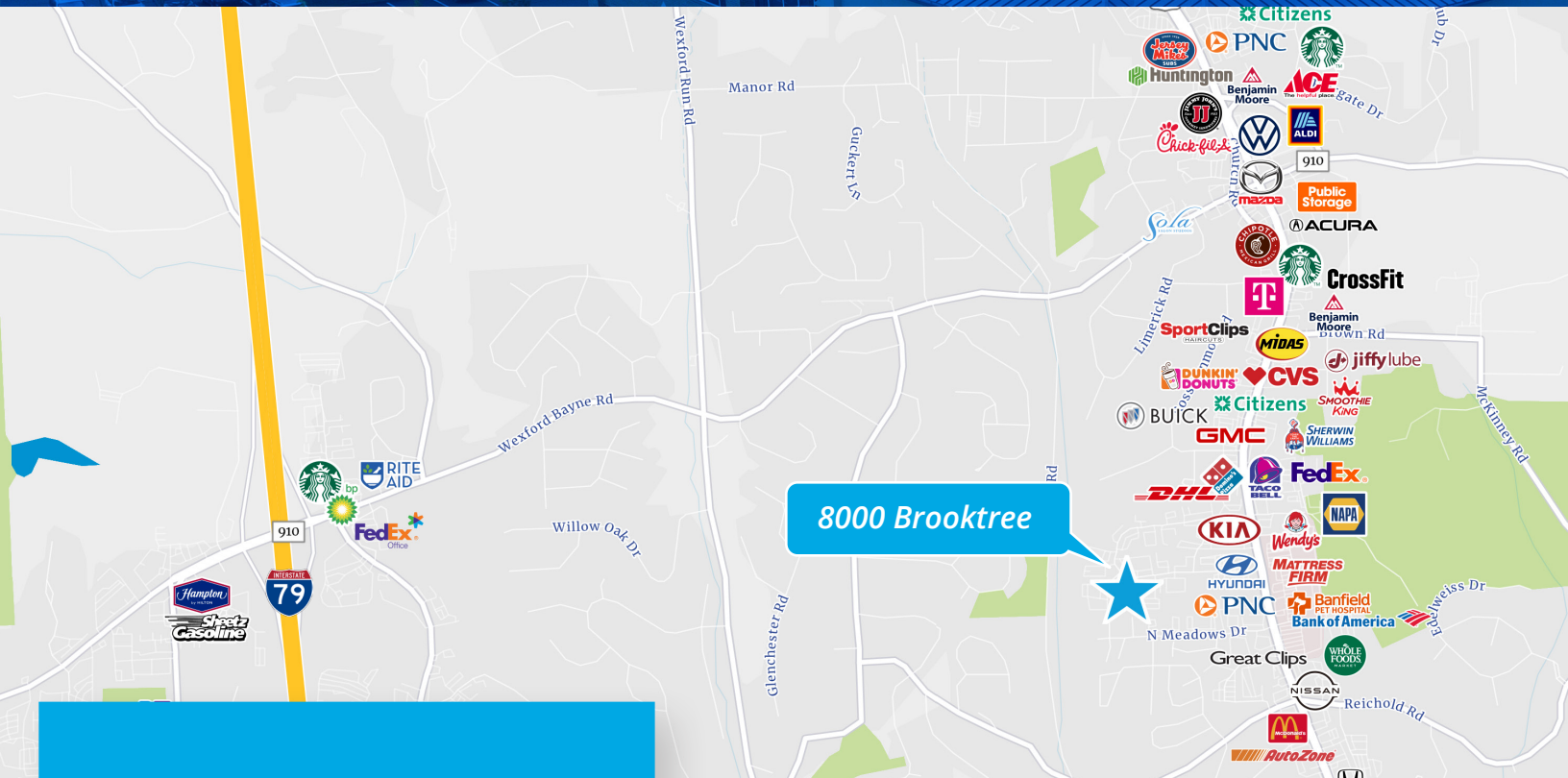
- Total building size | 42,000 SF | Built in 2018
- Plug and play opportunity including high-end finishes and furniture
- Located directly off Route 19 with easy access to I-79, I-76, and I-279
- Abundant free surface parking
- Ample amenities nearby such as restaurants, shops, banks, etc.



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# Surrounding Amenities



## 5-Mile Demographics Report



Average HH Income  
**\$167,772**



Per Capita Income  
**\$64,520**



Total Businesses  
**3,396**



Population Count  
**87,133**

## Available Vacancy Floor Plan

1st Floor | 6,760 SF

