



Meadow Pointe Office Park

Buildings #100 & #200

N O W L E A S I N G

101/103 North Meadows Drive
Wexford PA 15090

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PROPERTY HIGHLIGHTS

BUILDING #100:

- Available Space:
- 1st Floor: Suite #110
- 1,085 rentable square feet
- **LEASE PRICE: \$13.00 PSF (Plus utilities/ janitorial)**



BUILDING #200:

- Available Space:
- 3rd Floor: Suite #231
- 1,071 rentable square feet
- **LEASE PRICE: \$13.00 PSF (Plus utilities/ janitorial)**



AMENITIES:

Beautifully landscaped common area

Courtyard Area with picnic table and umbrella

Buildings are professionally managed by ownership and have been updated in 2023

Located in the heart of the Wexford Business District and within minutes to many restaurants and shopping

Only minutes to PA Turnpike, Route 279 (North) and Route 19 (North)



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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	6,619	33,661	58,250
Median HH Income	\$58,771	\$85,122	\$92,170

