



For Lease

Class A  
Availability  
*North Submarket*

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## Two Pine Corporate Center

6031 WALLACE ROAD EXTENSION WEXFORD, PA 15090

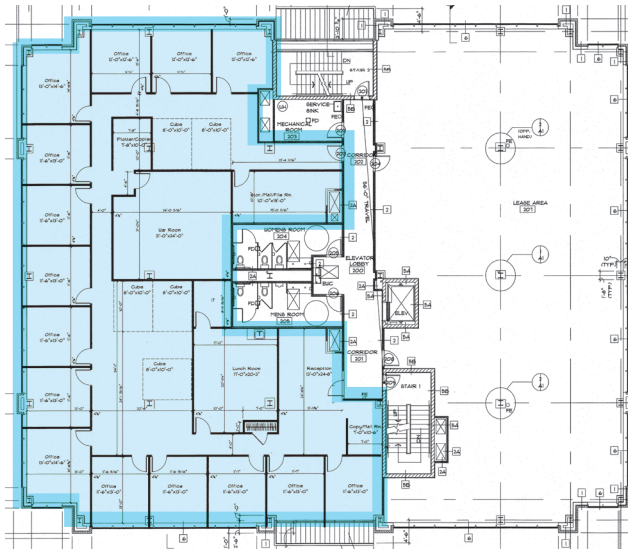
### Property Features: Move-in Ready Class A Opportunity

- Total building size | 36,000 SF | Built in 2012
- 1st and 2nd floor availability
- Plug and play opportunity including high-end finishes and furniture
- Abundant natural light
- Abundant free surface parking
- Conveniently located with direct access to Rt. 19, Rt. 910, I-79, and the PA Turnpike
  - Adjacent to the AHN Wexford Hospital
- Numerous surrounding amenities including restaurants, retailers, hotels, and banks

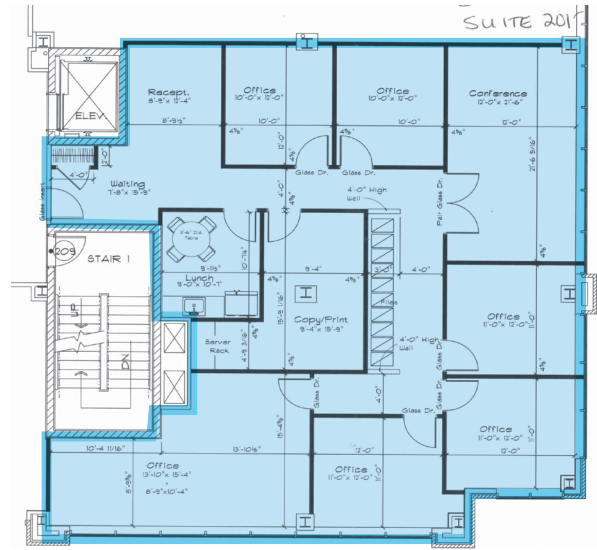
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# Floor Plans



2nd Floor | 6,498 SF



2nd Floor | 2,500 SF

## 5-Mile Radius Demographics

Total Population  
81,129

Average HH Income  
\$176,168

Per Capita Income  
\$66,713

Total Businesses  
3,376

