



FOR LEASE
1000 Stonewood



OFFICE/MEDICAL

- Two first-floor suites
- Flexible office/medical layouts
- Private offices and waiting areas
- Shared lobby, restrooms, elevator



RE/MAX SELECT REALTY

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Property Summary

Address1:	1000 Stonewood Drive
Address2:	Wexford, PA 15090
Available SF:	1,550 -2,261 SF
Building SF:	22,754
Lease Rate:	\$22/SF - Full-Service
Parking Ratio:	3/1000 SF
Parking:	66

Property Overview

Two first-floor office/medical suites are available, offering professional layouts ideal for a variety of uses. Suite 101 totals 2,261 square feet and features seven private offices, a welcoming waiting room, and a convenient kitchenette. Suite 100 consists of 1,550 square feet and includes four private offices, a spacious waiting room, and a dedicated conference room. Both suites provide access to shared restrooms, a lobby, and elevator service, creating a professional and accessible environment for staff and visitors alike.

Location Overview

Located in the heart of Wexford, 1000 Stonewood Drive offers a highly accessible and professional setting surrounded by one of Pittsburgh's most desirable suburban communities. The property is just minutes from I-79 and Route 19, providing seamless access to downtown Pittsburgh, Cranberry Township, and the greater North Hills area. The surrounding neighborhood is home to numerous medical practices, professional offices, restaurants, and retail amenities, making it a convenient and attractive destination for both employees and clients.

PROPERTY PHOTOS

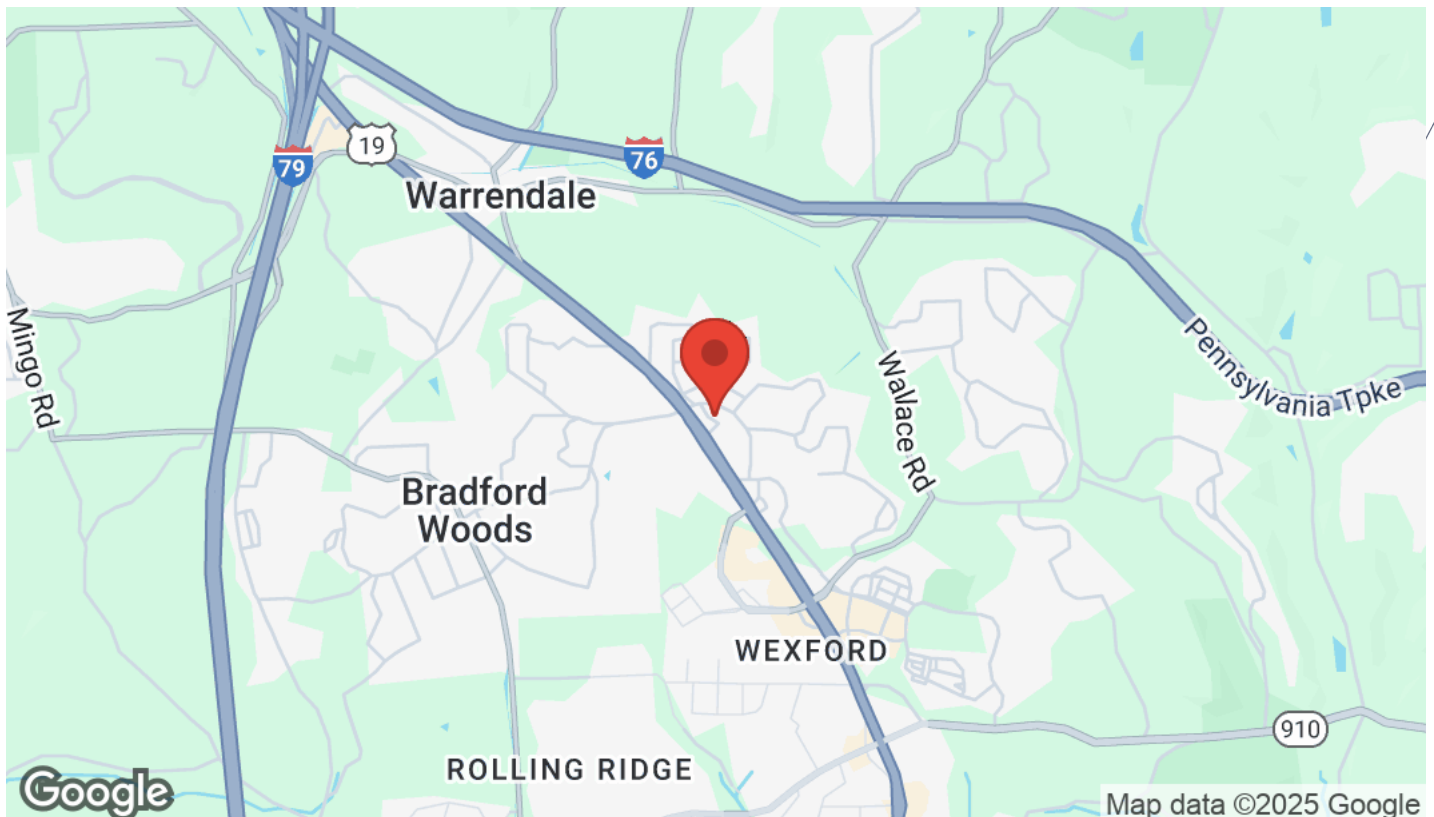
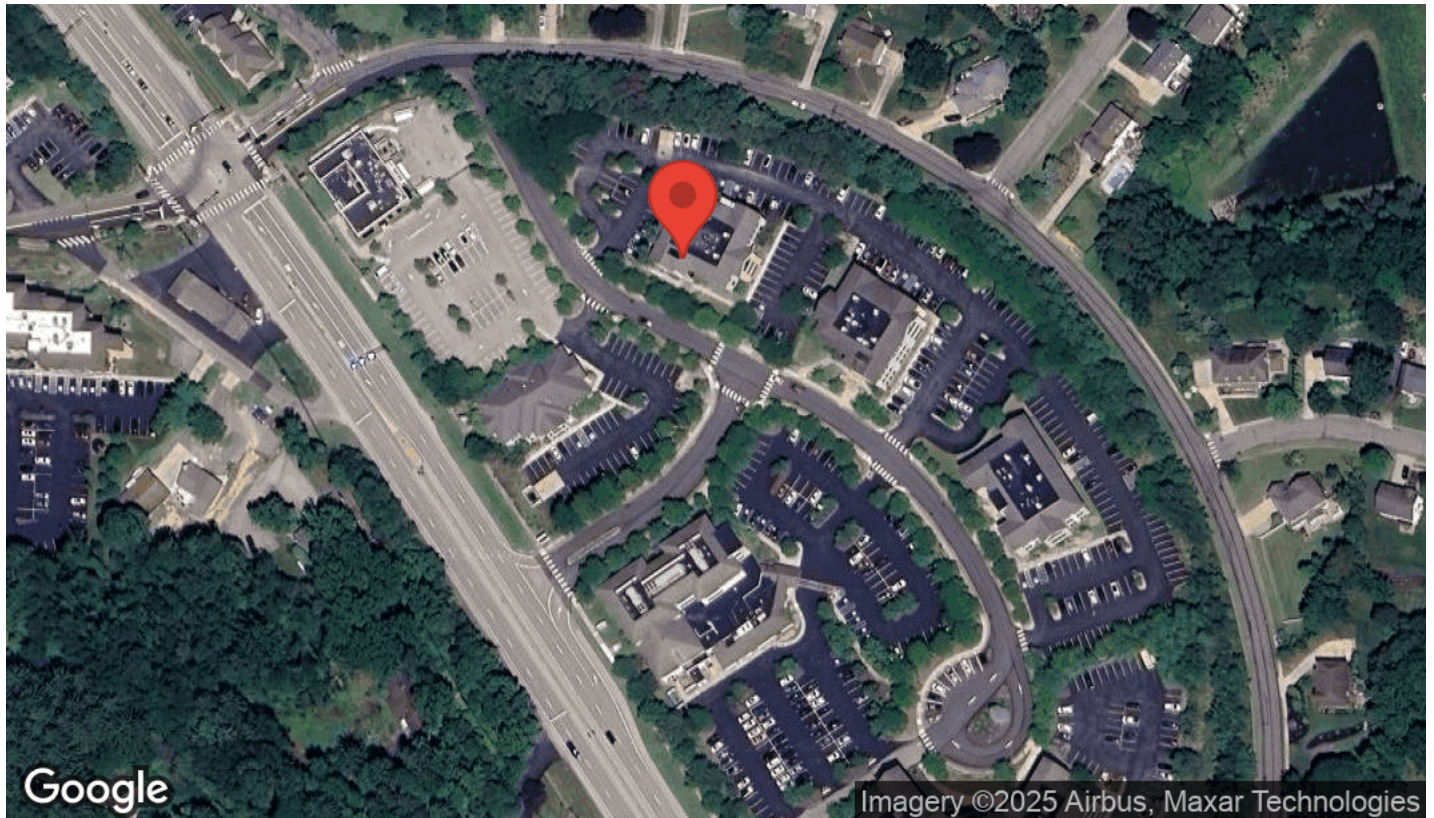
1000 STONEWOOD
1000 Stonewood Drive
Wexford, PA 15090



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

LOCATION MAPS

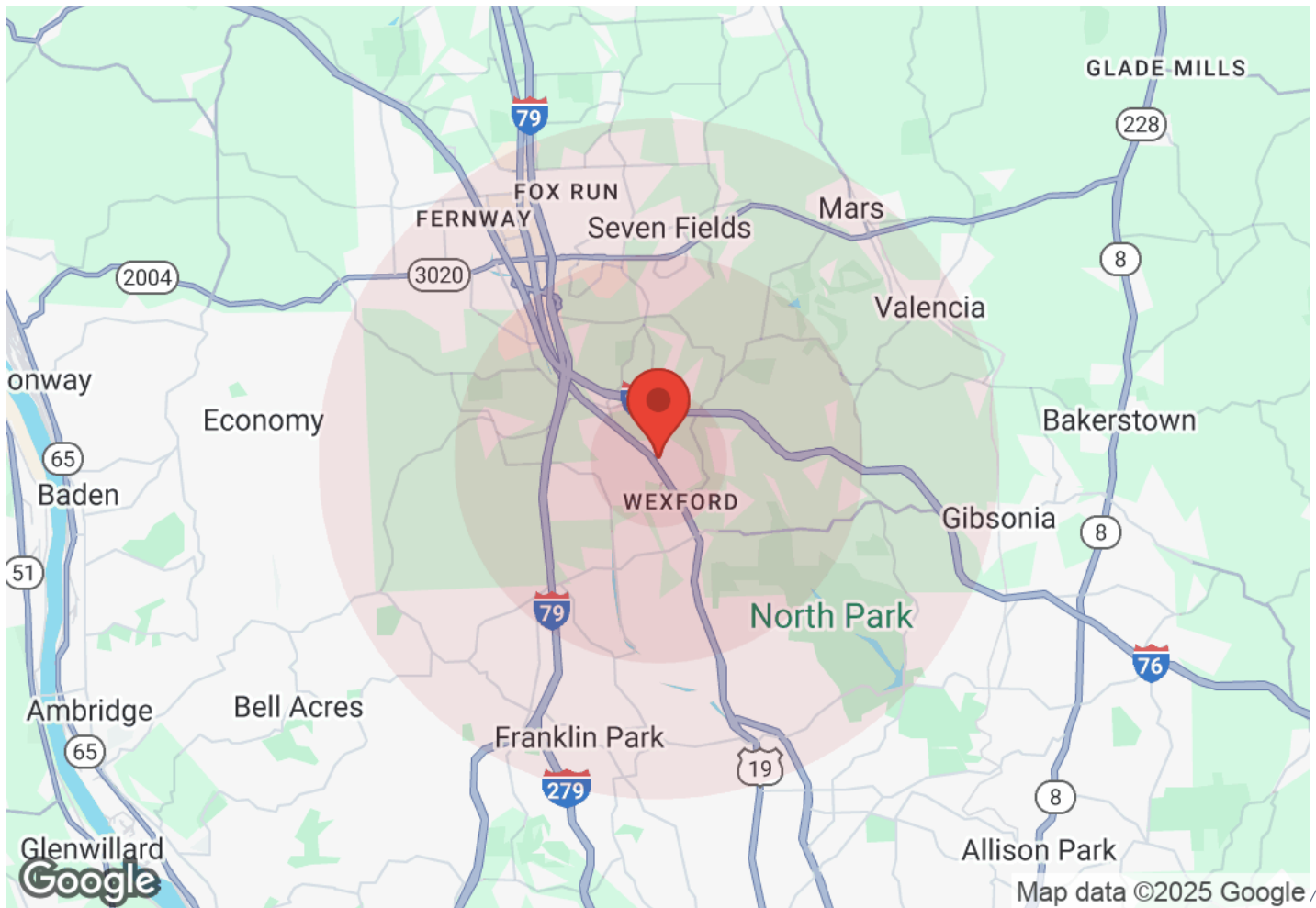
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,210	15,807	41,487	Median	\$142,514	\$143,321	\$131,142
Female	2,142	15,818	41,342	< \$15,000	99	548	1,290
Total Population	4,352	31,625	82,829	\$15,000-\$24,999	27	195	860
				\$25,000-\$34,999	57	349	1,002
				\$35,000-\$49,999	27	436	1,599
				\$50,000-\$74,999	165	1,301	4,026
				\$75,000-\$99,999	169	1,079	3,202
				\$100,000-\$149,999	313	2,339	6,270
				\$150,000-\$199,999	298	1,848	4,323
				> \$200,000	458	3,801	9,197
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	850	6,312	15,419	Total Units	1,745	12,762	34,020
Ages 15-24	433	3,445	8,998	Occupied	1,613	11,896	31,769
Ages 25-54	1,761	12,978	32,701	Owner Occupied	1,292	9,632	25,283
Ages 55-64	582	4,231	11,025	Renter Occupied	321	2,264	6,486
Ages 65+	725	4,658	14,686	Vacant	132	866	2,252
Race	1 Mile	3 Miles	5 Miles				
White	3,591	26,321	70,454				
Black	96	696	1,806				
Am In/AK Nat	3	13	25				
Hawaiian	N/A	3	8				
Hispanic	152	1,034	2,361				
Asian	404	2,878	6,618				
Multi-Racial	98	636	1,450				
Other	8	44	99				



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