



Available Spaces For Lease

Property Highlights

- Home to a broad range of medical uses including cardiology, pediatrics, dentistry, and family medicine, among others
- Adjacent to Forbes Regional Hospital and less than 5 minutes to UPMC East
- Easy Access to Pennsylvania Turnpike and I-376
- **Owned & Managed by Welltower**

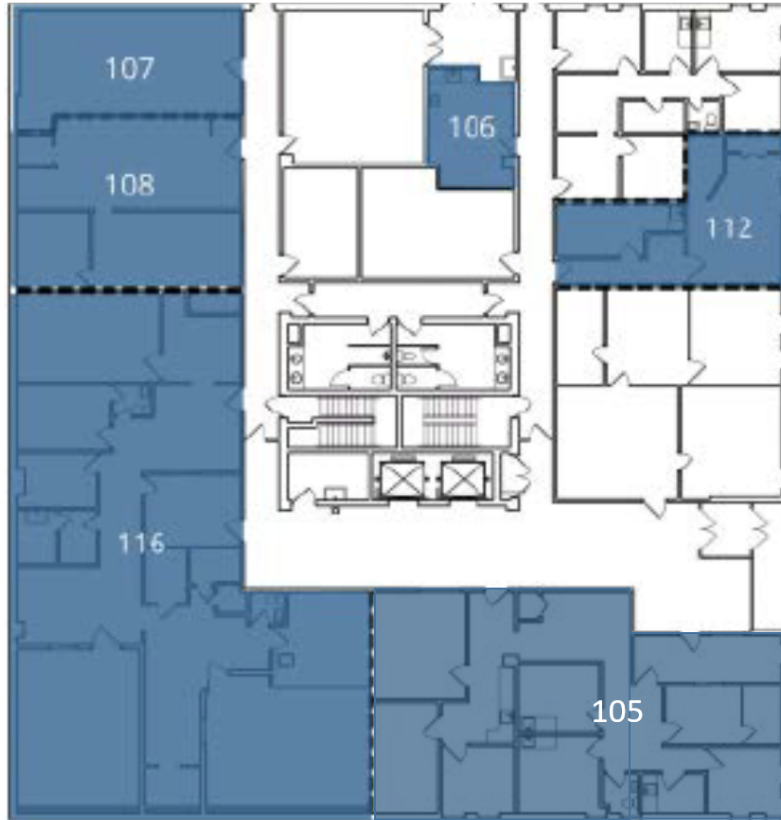
Get more information

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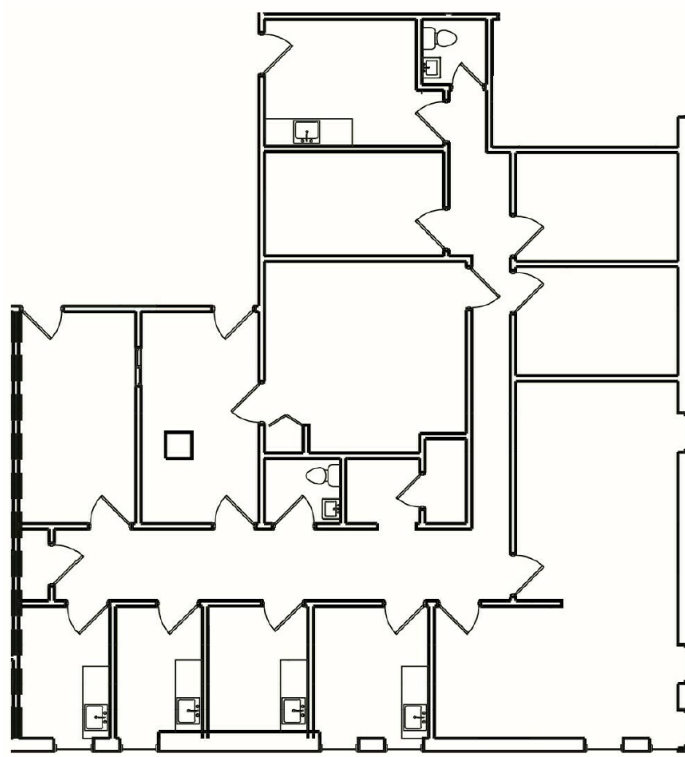


Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	223 - 7,204 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)
105	Virtual Video	2,088 SF
106	Virtual Video	223 SF
107	Virtual Video	591 SF
108	Virtual Video	948 SF
112	Virtual Video	635 SF
116	Virtual Video	3,577 SF

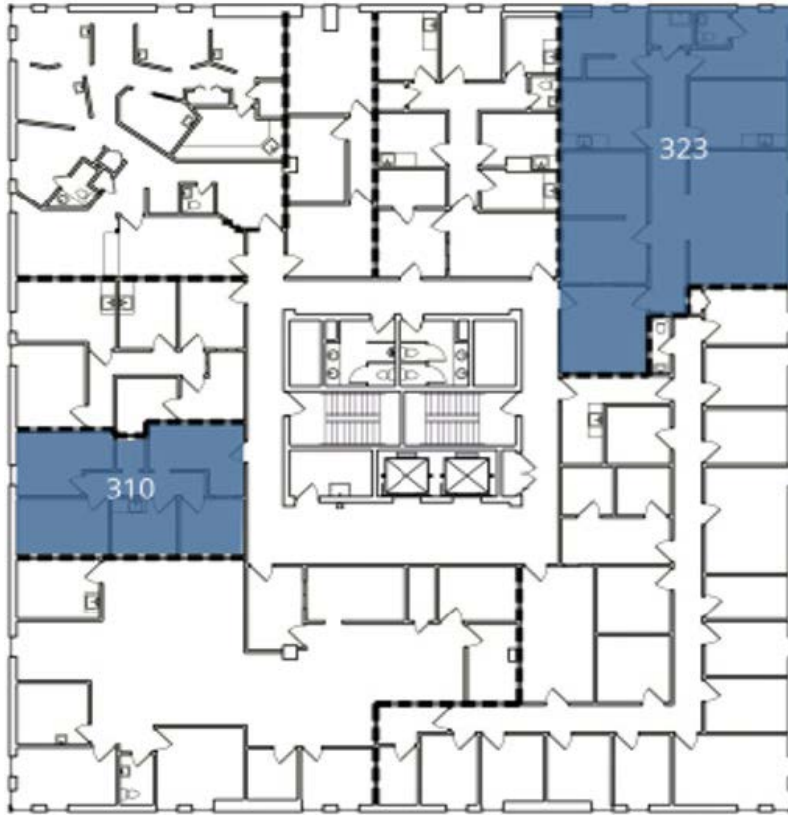


Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	2,647 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)
208	Available - 05/01/2024	2,647 SF

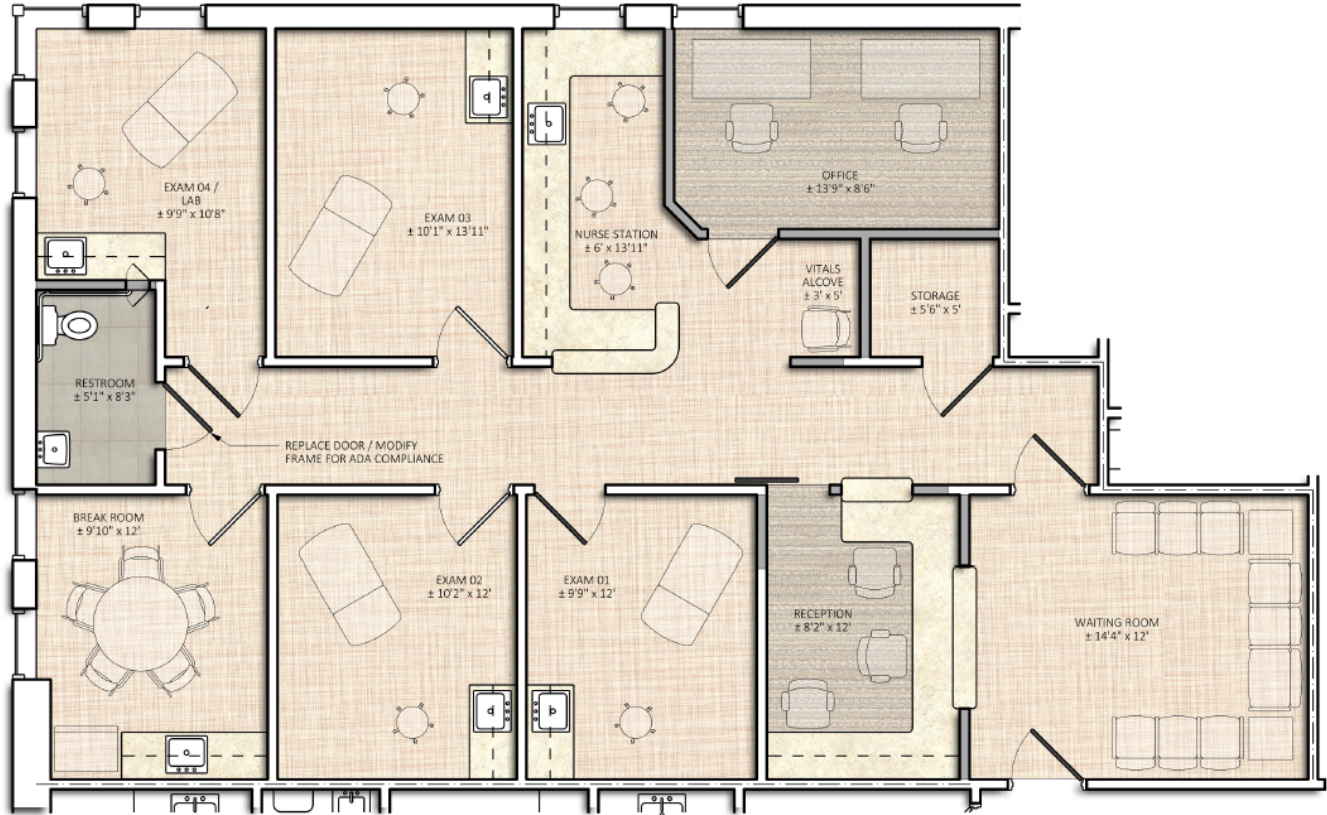


Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	725 - 1,777 SF	Lease Rate:	Negotiable

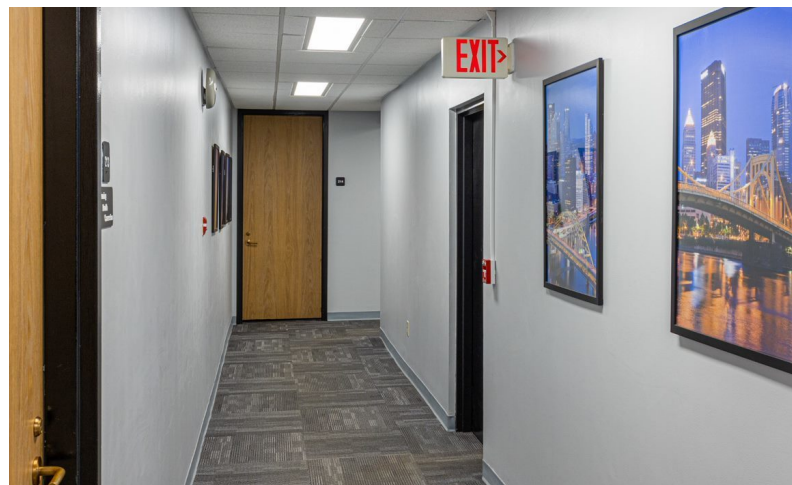
Available Spaces

Suite	Tenant	Size (SF)
310	Available	725 SF
323	Virtual Video	1,777 SF



Gallery

2550 Mosside Blvd



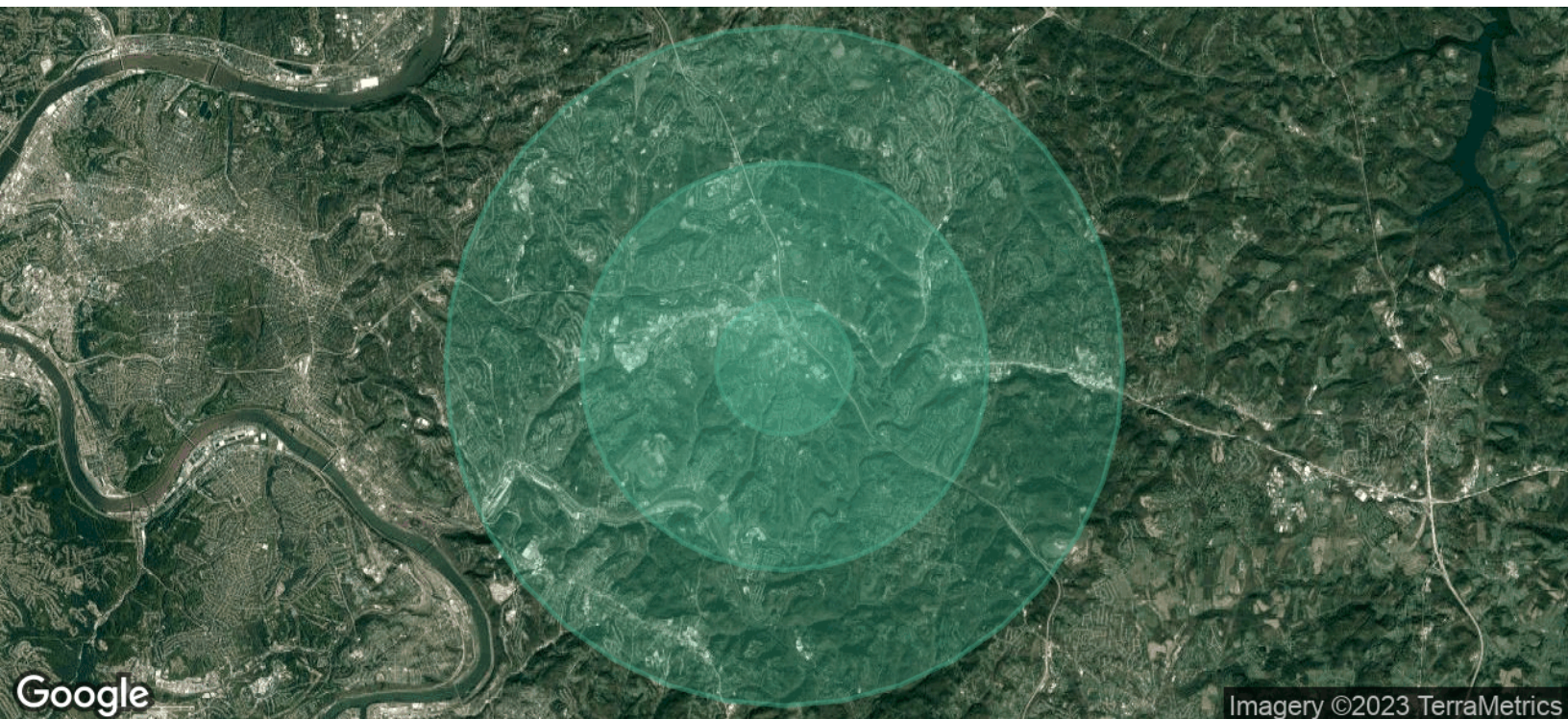
**AVISON
YOUNG**

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Population	1 Mile	3 Miles	5 Miles
Total Population	4,921	40,054	114,643
Average Age	46.3	45.6	45.3
Average Age (Male)	42.3	44.2	44.3
Average Age (Female)	48.3	46.8	46.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,596	19,723	55,634
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$66,670	\$72,717	\$73,577
Average House Value	\$121,066	\$152,894	\$140,881

* Demographic data derived from 2020 ACS - US Census

