

Brooktree Office Park
2500 Brooktree Road
Wexford, PA 15090

Colliers

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OFFICE FOR LEASE



2,300+ SF OPTIONS

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**SUITES
#200 & #203**



**FREE ONSITE
PARKING**



**LANDSCAPED
& SIDEWALKS**

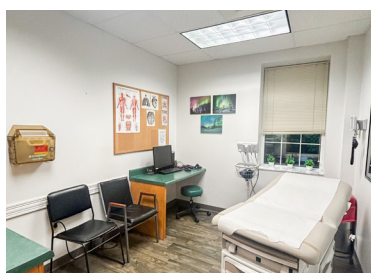


**EIGHT PRIVATE
OFFICES**

#200

MEDICAL OFFICE SUITE WITH IN-PLACE SINKS AND CABINETRY

2500 Brooktree Road also offers controlled tenant access, onsite security system and property management, after-hours HVAC availability, and ample onsite parking.



Multiple Exam Rooms

Six partitioned exam spaces with high ceilings and linoleum flooring; four of the exam rooms offer natural lighting from windows.



Sizeable Waiting Area

Open and expansive waiting room at the suite's entry offering windowed access to the receptionist desk and near an in-suite restroom.



Existing Furnishings

Second-generation shelving, cabinetry, and washing stations/sinks make this an ideal space for a move-in ready medical tenant.



Bright & Airy Medical Space



#203

WELL-APPOINTED OFFICE SUITE WITH CONFERENCE ROOM & KITCHEN.

2500 Brooktree Road also offers controlled tenant access, onsite security system and property management, after-hours HVAC availability, and ample onsite parking.



Kitchen/Break Area

Break area and kitchen offers built-in cabinetry and storage, two sinks, a refrigerator, and multiple outlets for countertop appliances.



Naturally Lit Offices

Partitioned office spaces are amply lit by expansive windows offering scenic views into the surrounding office park.



Hardwood Flooring

Entry and reception area features hardwood flooring, welcoming tenants and clients with a polished and professional atmosphere.

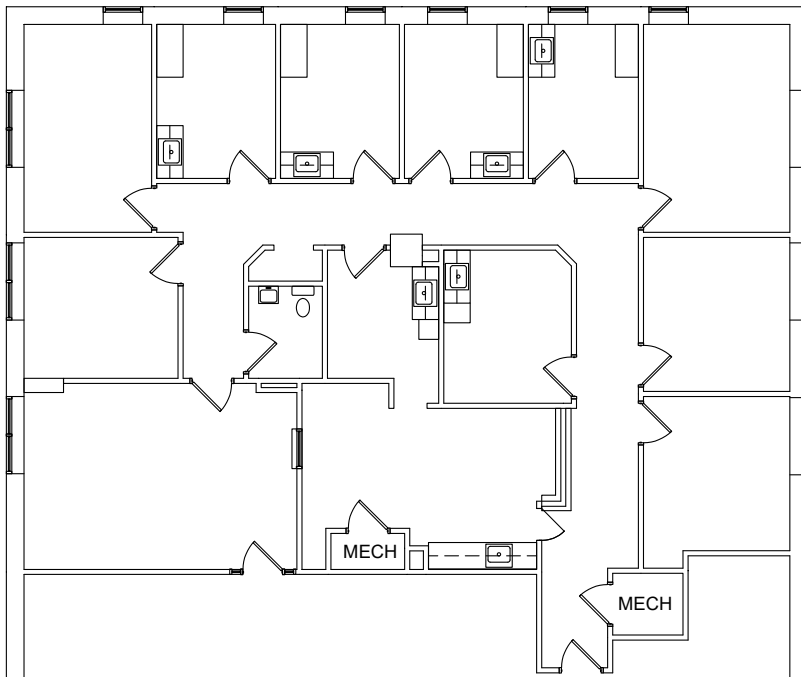


Open Office Area

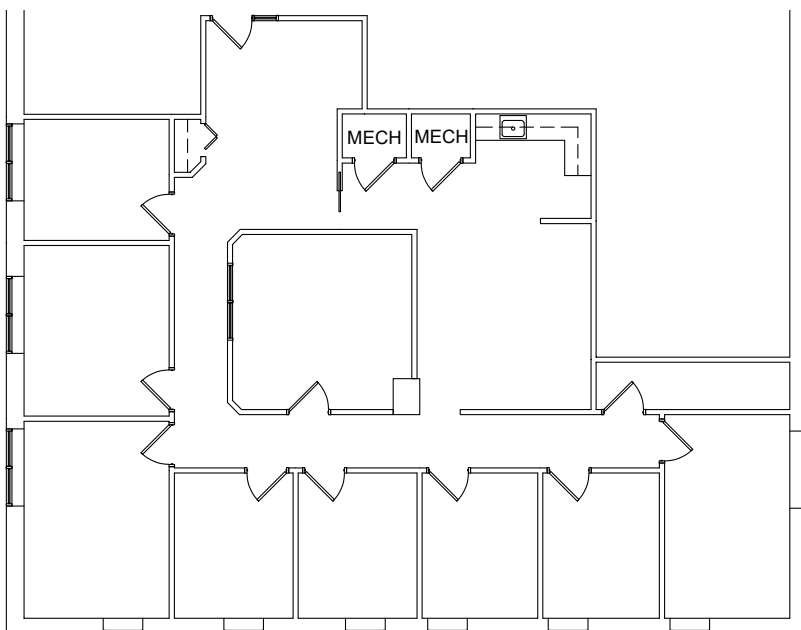


AVAILABILITIES

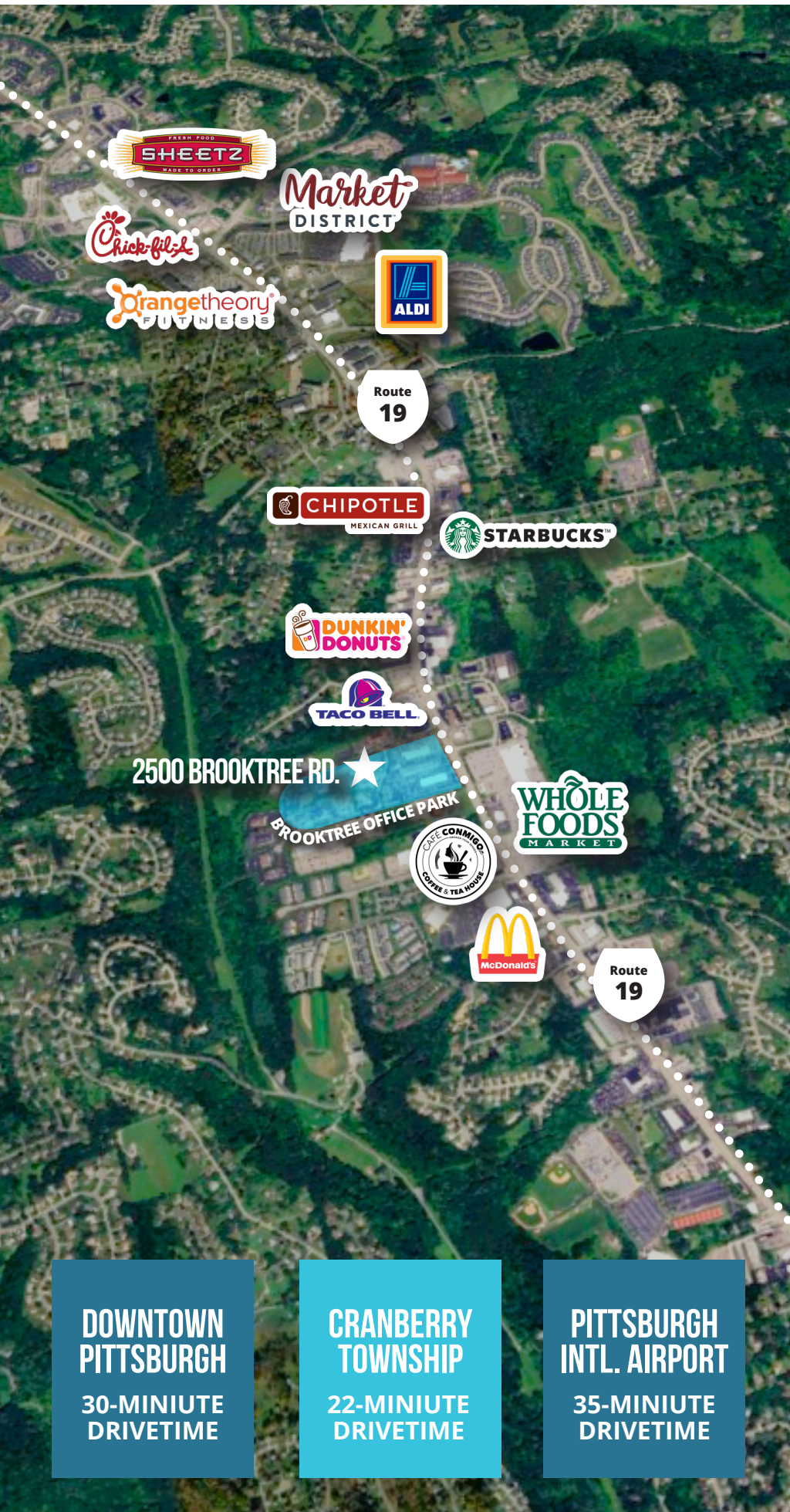
SUITE FLOOR PLANS



#200
2,309 SQ. FT.



#203
2,815 SQ. FT.



**DOWNTOWN
PITTSBURGH**
30-MINIUTE
DRIVETIME

**CRANBERRY
TOWNSHIP**
22-MINIUTE
DRIVETIME

**PITTSBURGH
INTL. AIRPORT**
35-MINIUTE
DRIVETIME

AREA ACCESS

BROOKTREE OFFICE PARK IS CONVENIENTLY LOCATED WITH IMMEDIATE ACCESS TO ROUTE 19 AND PLENTY OF NEARBY SHOPS, RESTAURANTS, AND SERVICES.

LOCAL FAVES WITHIN A FIVE MINUTE DRIVE:

Cafe Conmigo

A tea and coffee house providing exceptional caffeinated beverages and a warm atmosphere to local consumers.



Frescos Wine Bar

A local gem and neighborhood favorite, offering seasonal American cuisine.



An aerial photograph of Brooktree Office Park. The central focus is a large, three-story brick office building with a flat roof and a small entrance canopy. It is surrounded by several large parking lots filled with cars. The park is landscaped with numerous trees, some showing autumn foliage in shades of yellow and orange. In the background, other office buildings and more greenery are visible under a clear blue sky.

MAKE BROOKTREE OFFICE PARK YOUR NEW HOME.

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