

**Property Details** 



Type

2 Star Office

Location

Suburban

**RBA** 

140,000 SF

Stories

**Typical Floor** 

70,000 SF

Class

А

Construction

Masonry

Slab to Slab

10'

**Tenancy** 

Single

Year Built/Reno.

1900/2006

**Elevators** 

(2) Passenger

(1) Freight

Loading

3 Total Loading Docks:

(1) Double Wide

(1) Extra High

(1) Standard

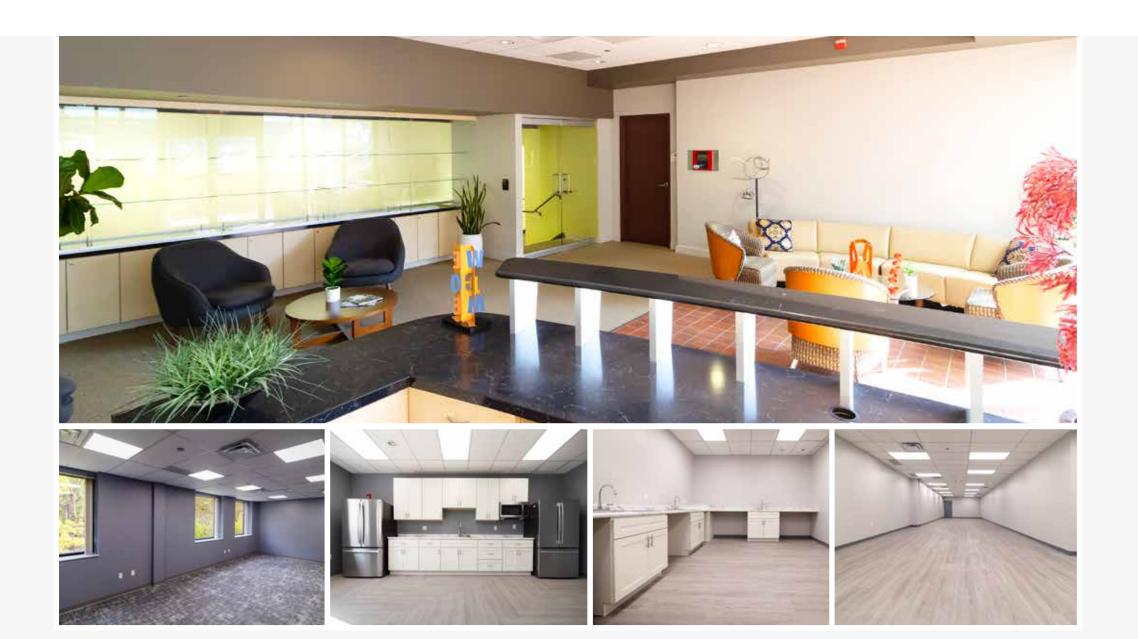
**Sprinklers** 

Wet

**Parking** 

560 Surface Spots





Class 'A'
Office, Flex &
R&D Space,
Commercial
Kitchen & Cafe

Affordable & Flexible Leasing

Fully Furnished, Available Quickly











CCE

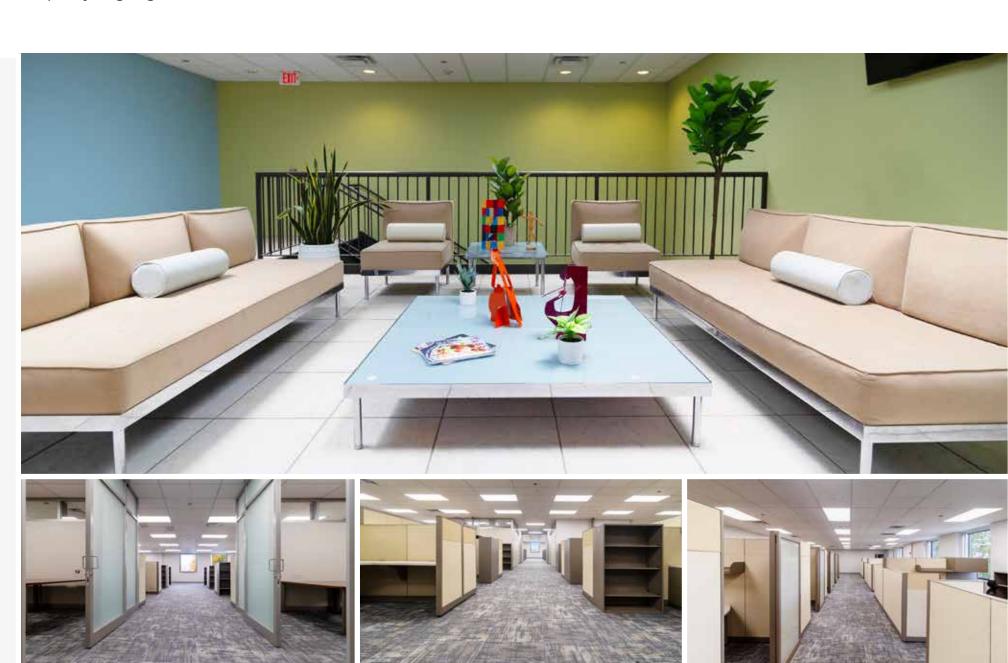


Full Commercial Kitchen

Great Setup for Ghost Kitchen/ Food Truck/ Prep Kitchen

Fitness Center, Yoga Room

CCRE



Turnkey Business Solutions

Built in Electrical and HVAC Generator

Large Shared Conference Rooms





CCRE

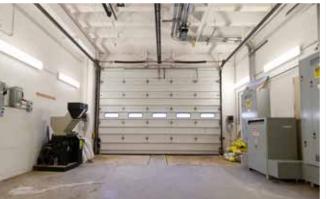


Easy Trucking/ Loading Access











Abundant Parking + Additional Overflow **Parking** 

560 Surface **Parking Spots**  Regional Map

Half a mile off RT. 22/376 East, 4 miles to PA Turnpike and Southwest PA Interstate System

24 Minute Drive to Pittsburgh

41 Minute Drive to Pittsburgh International Airport



Great Location,
Within 1 Mile
of Numerous
Restaurants,
Breweries, Golf
Courses,
and Major Retail
Shopping Centers

Walk/Hike/Bike at nearby Boyce Park & Westmoreland Heritage Trail



Market Highlights

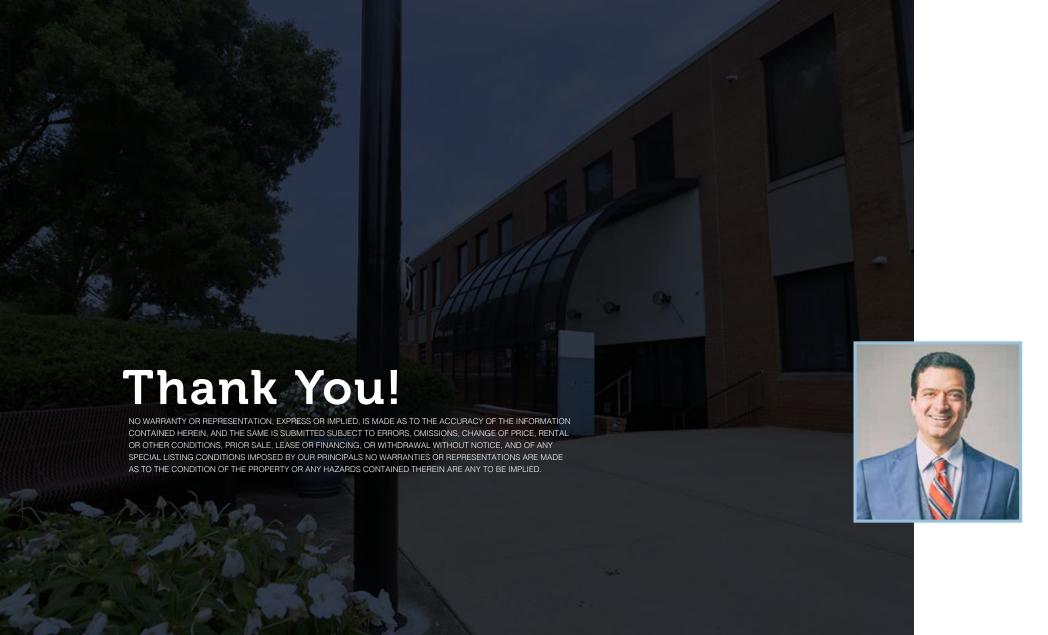
## Monroeville, PA

Being located just outside a major city and having a population around 30,000 makes Monroeville the perfect balance of a family oriented community and a professional business district.

Monroeville is considered by many to be the "Crossroads of Western Pennsylvania" with Interstate 376, Interstate 76 (Pennsylvania Turnpike) and U.S. Route 22 all converging here. Monroeville offers all the resources of major metropolitan areas with a small town residential atmosphere.



Demographics	2 MILES	5 MILES	10 MILES
POPULATION	17,210	79,638	381,497
HOUSEHOLDS	7,191	33,528	167,899
DAYTIME EMPLOYEES	7,611	43,975	150,868
AVG HH INCOME	\$92,499	\$79,676	\$58,431
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Team Contact

## JR Yocco Director of Brokerage & Development JRYocco@CommonwealthCRE.com **c** 412.559.1224