

For Lease | Office + Flex + R&D Space | Commercial Kitchen & Cafe | 1,000 - 140,000 Sq. Ft.

1740 GOLDEN MILE HIGHWAY

MONROEVILLE, PA 15146



Commonwealth
COMMERCIAL REAL ESTATE

412.559.1224

1740 GOLDEN MILE HIGHWAY

Property Details



Type
2 Star Office

Year Built/Reno.
1900/2006

Location
Suburban

Elevators
(2) Passenger
(1) Freight

RBA
140,000 SF

Loading

Stories
2

3 Total
Loading Docks:
(1) Double Wide
(1) Extra High
(1) Standard

Typical Floor
70,000 SF

Class
A

Sprinklers
Wet

Construction
Masonry

Parking
560 Surface
Spots

Slab to Slab
10'

Tenancy
Single



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

**Affordable &
Flexible Leasing**



**Fully Furnished,
Available Quickly**

Property Highlights



Property Highlights



Full
Commercial
Kitchen

Great Setup
for Ghost
Kitchen/ Food
Truck/ Prep
Kitchen



Fitness Center,
Yoga Room



Turnkey
Business
Solutions

Built in
Electrical
and HVAC
Generator



Large Shared
Conference
Rooms

Property Highlights



Property Highlights



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



Local Map

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



Thank You!

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