



Colliers
525 William Penn Place
Suite #3510
Pittsburgh, PA 15219

OFFICE OPPORTUNITY IN PITTSBURGH'S NORTH HILLS

792 - 11,159 SF
FULL TOP FLOOR AVAILABLE

YOUR LOGO COULD BE HERE

30K+
DAILY IMPRESSIONS
FACING
RT.19



WEXFORD TOWN CENTRE

 **OPEN**
FLOORS

 **CENTRAL**
LOCATION

 **FREE**
PARKING

 **SIGNAGE**
AVAILABLE

10475 PERRY HIGHWAY

 **WEXFORD, PA 15090**

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**EASILY ACCESSIBLE. ONSITE PARKING.
MINUTES FROM CRANBERRY TOWNSHIP.**

10475 PERRY HIGHWAY, WEXFORD PA

WEXFORD TOWN CENTRE

PLUG AND PLAY.

Wexford Town Centre offers functional, modern, and furnished office spaces for users seeking prominent visibility and access in Pittsburgh's North Hills submarket.

From a full-floor opportunity of 11,159 sq. ft. to boutique spaces ranging from 557-792 sq. ft., Wexford Town Centre is ready to accommodate your office's needs in a fast-growing submarket.

PROPERTY FEATURES

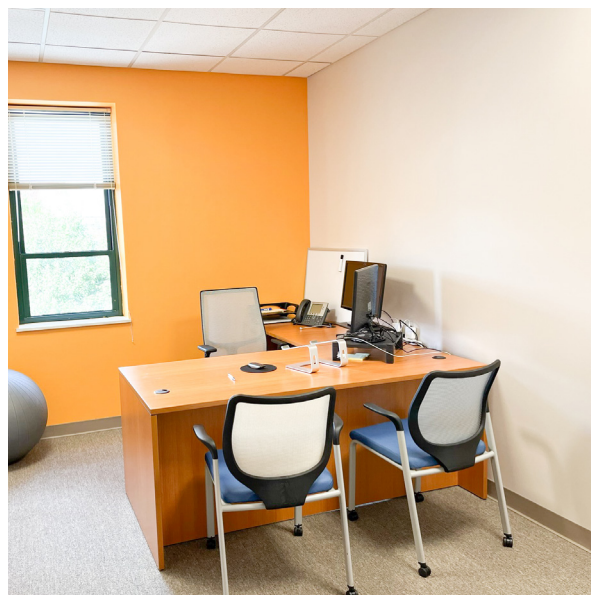
- ➔ Direct access to, visibility from, and signage opportunity facing Route 19 (Perry Highway).
- ➔ Well-lit and open-plan layouts available in a range of square footages with furnishings available if desired.
- ➔ Located in a bustling North Hills corridor and walkable to multiple restaurants, retailers, and services.
- ➔ Within a 6-mile drive of the I-79, I-76, and Route 228 interchanges located in Cranberry Township's center.
- ➔ Ample and free onsite surface parking available for employees and guests.



**YOUR SIGNAGE
COULD BE HERE.**

30,000+ ADT

WEXFORD TOWN CENTRE PHOTO GALLERY

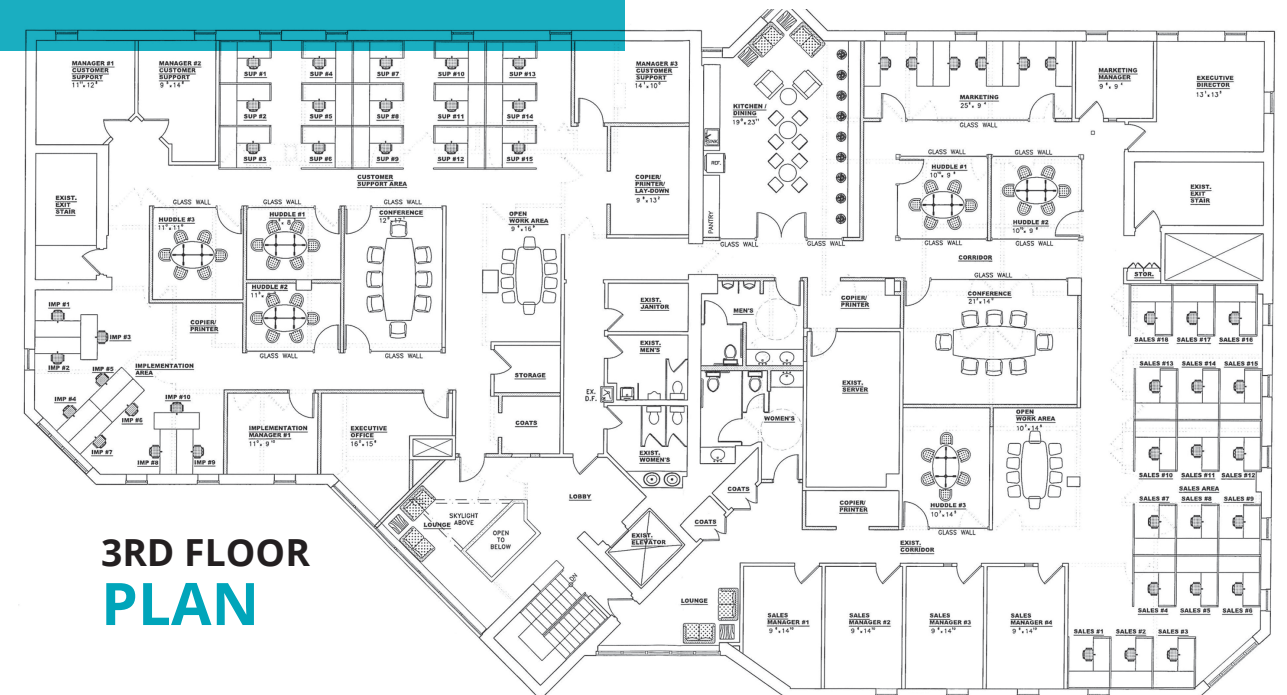


WANT TO SEE MORE?
Email pittsburghmarketing@colliers.com for additional photos.



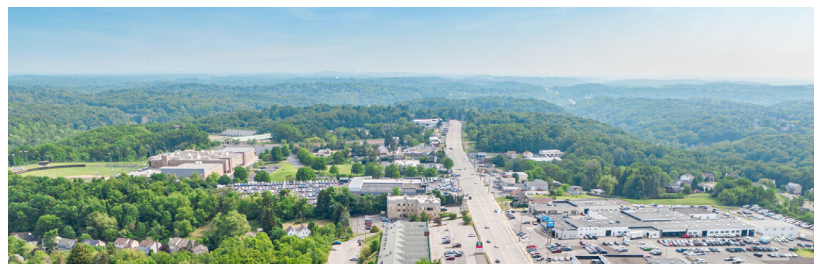
- 11 PRIVATE OFFICES**
- 2 CONFERENCE ROOMS**
- 6 MEETING SPACES**
- 3 PRINT/COPY AREAS**
- 49 WORKSTATIONS**
- + FULLY EQUIPPED KITCHEN
- + PRIVATE RESTROOMS
- + MULTIPLE LOUNGES

**FULL-FLOOR
& FULLY FURNISHED
OPPORTUNITY
ON 3RD FLOOR**



NEARBY AMENITIES

Located directly off of Route 19, Wexford Town Centre offers close proximity to a variety of dining, shopping, and recreational options within a 5-minute drive.



DRIVETIME TO CRANBERRY TWP: 16 MINS
DRIVETIME TO DOWNTOWN PGH: 25 MINS

PINE TREE VILLAGE SHOPPES
Located 1.7 miles (4-minute drive) from Wexford Town Centre.



DINING

Cafes, breweries, & sit-down restaurants.

Going out to lunch or grabbing a coffee? Wexford offers a large variety of dining options within a 5-minute drive of the property, including: Moe's Southwest Grill, Wexford Ale House, Totin's Diner, Monte Cello's Pizza, Poor Richard's Public House, Wexford Pub, Genji Sushi, Cafe Connigo, Zuppa's Delicatessen, and dozens more!

SHOPS

Grocers, retailers, & convenience stores

At Wexford Town Centre, you're minutes from a plethora of shopping opportunities, including: Whole Foods Market, Market District Supermarket, CVS, Leone Animal Supply Store, Squirrely Discs Sporting Goods, the Wexford Florist, H.D. Dudt Bakery, Olive Branch Gift Shop, GetGo Cafe & Market, Aldi, Sheetz, and others.

SERVICES

Salons, banking, postal, & auto shops

Need to run a few errands during the day or post-work? Within a 2-mile radius, you can access a variety of everyday service, including: Penn Wellness Group, Monro Auto Service, Valvoline Instant Oil Change, First National Bank, Citizens Bank, Great Clips, Equilibrium Pilates studio, Dolce Vita Salon & Spa, and a U.S.P.S. branch.





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SCHEDULE YOUR TOUR **TODAY.**

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