

OFFICE

- Three suites available
- Private offices and bullpens
- Kitchens and conference rooms
- Shared lobby, restrooms, elevator



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Property Summary

Address1:	105 Bradford Road
Address2:	Wexford, PA 15090
Available SF:	3,124
Floors:	4
Lease Rate:	\$22 / SF - Full-Service
Lot Size:	0.97 Acres
Parking Ratio:	3 / 1000
Parking:	73

Property Overview

Three professional office suites are available at 105 Bradford, each offering a flexible layout to meet a variety of business needs. Suite 100 is 4,800 square feet and features 10 private offices, four group rooms, three bathrooms, a reception area, administrative space, and a kitchen, making it ideal for larger teams. Suite 200, also 4,800 square feet, includes a large bullpen, a medium bullpen, nine offices, two large rooms, a conference room, and a waiting room, providing a mix of collaborative and private space. Suite 300 offers 3,124 square feet with seven offices, desk space for four, a conference room, kitchen, and waiting room, well-suited for small to mid-sized users. All suites share access to building amenities including restrooms, a lobby, and elevator service.

Location Overview

105 Bradford is positioned in a convenient business corridor, offering excellent accessibility and visibility for professional users. The property provides direct access to nearby highways, making commutes simple from surrounding neighborhoods and downtown Pittsburgh. The area is home to a diverse mix of professional offices, medical providers, retail businesses, and restaurants, creating a strong support environment for both employees and clients.

PROPERTY PHOTOS

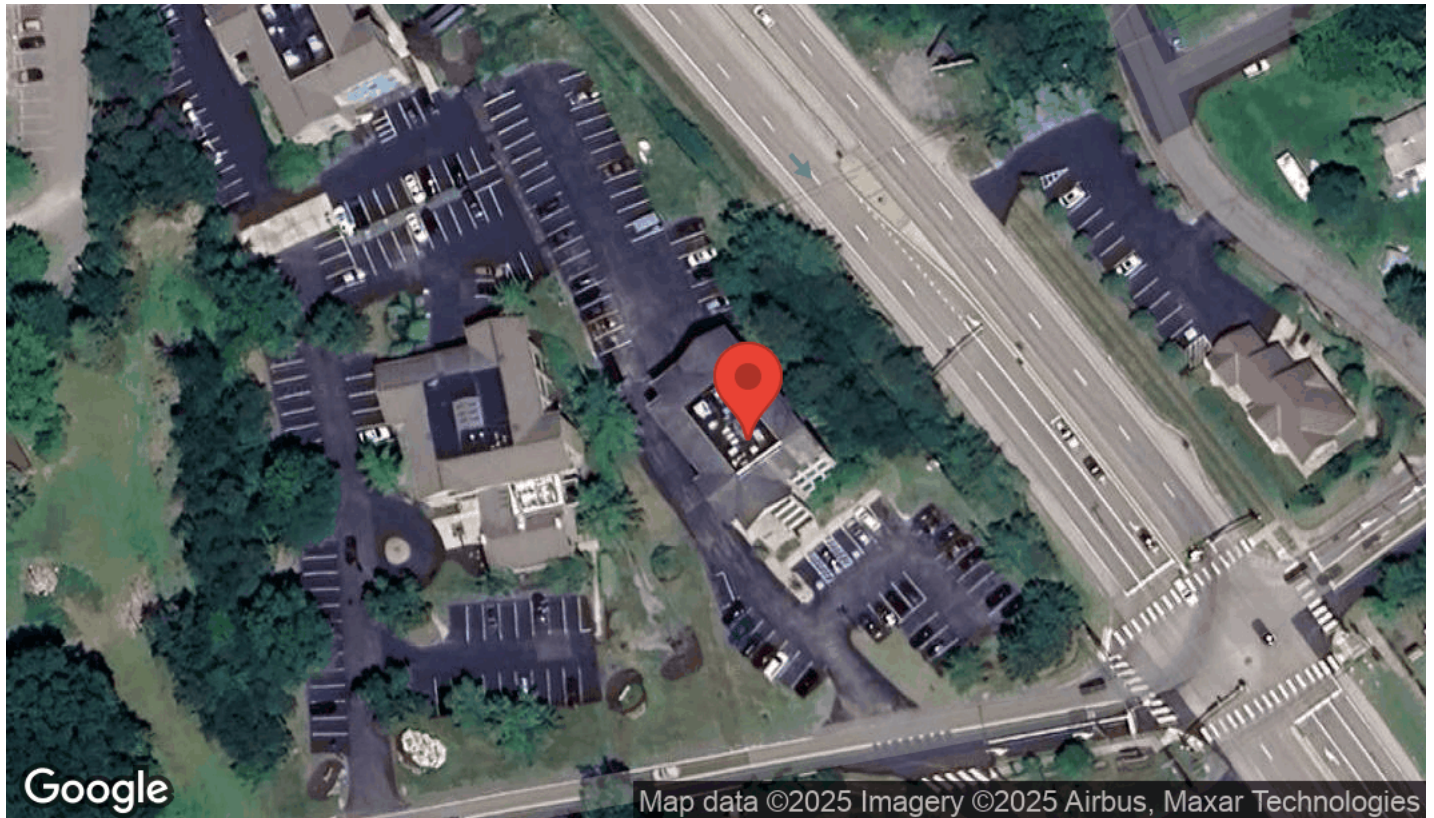
105 BRADFORD
105 Bradford Road
Wexford, PA 15090



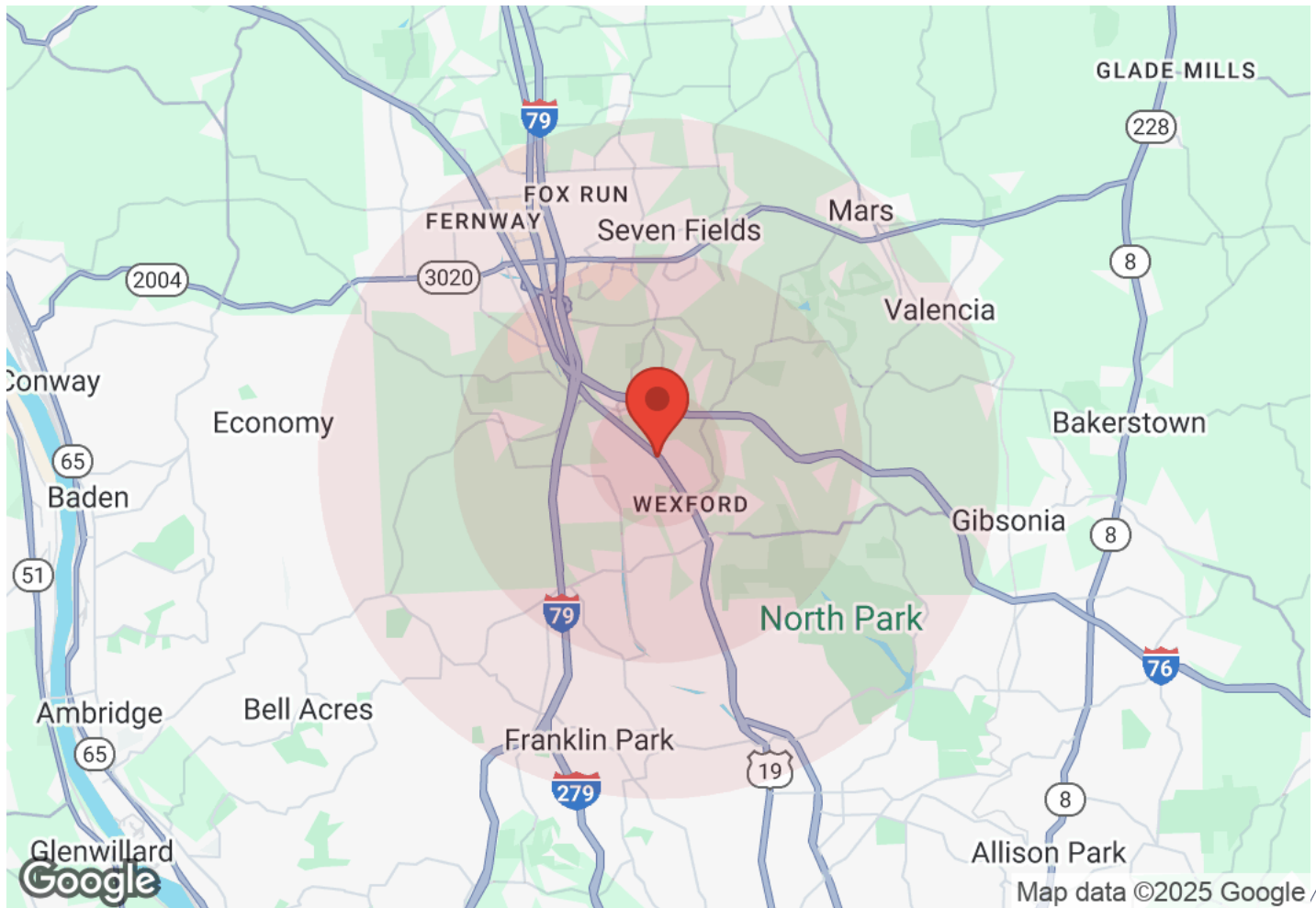
The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

LOCATION MAPS

105 BRADFORD
105 Bradford Road
Wexford, PA 15090



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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,889	15,645	41,186	Median	\$138,839	\$142,302	\$130,983
Female	1,822	15,670	40,984	< \$15,000	71	547	1,254
Total Population	3,711	31,315	82,170	\$15,000-\$24,999	28	190	845
				\$25,000-\$34,999	59	342	967
				\$35,000-\$49,999	30	447	1,597
				\$50,000-\$74,999	134	1,294	4,032
				\$75,000-\$99,999	163	1,077	3,158
				\$100,000-\$149,999	280	2,354	6,277
				\$150,000-\$199,999	246	1,833	4,249
				> \$200,000	385	3,721	9,093
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	705	6,248	15,342	Total Units	1,508	12,667	33,692
Ages 15-24	361	3,399	8,930	Occupied	1,395	11,806	31,472
Ages 25-54	1,497	12,877	32,569	Owner Occupied	1,102	9,530	24,970
Ages 55-64	498	4,162	10,906	Renter Occupied	293	2,276	6,502
Ages 65+	652	4,630	14,422	Vacant	113	861	2,220
Race	1 Mile	3 Miles	5 Miles				
White	3,071	25,935	69,820				
Black	79	686	1,791				
Am In/AK Nat	3	13	25				
Hawaiian	N/A	3	8				
Hispanic	127	1,024	2,358				
Asian	338	2,984	6,631				
Multi-Racial	85	629	1,438				
Other	6	44	99				