

# WEXFORD TOWN CENTRE

10475 Perry Highway, Wexford, PA 15090



**SCAN**  
FOR MORE PHOTOS AND DETAILS

## FULL TOP FLOOR AVAILABLE

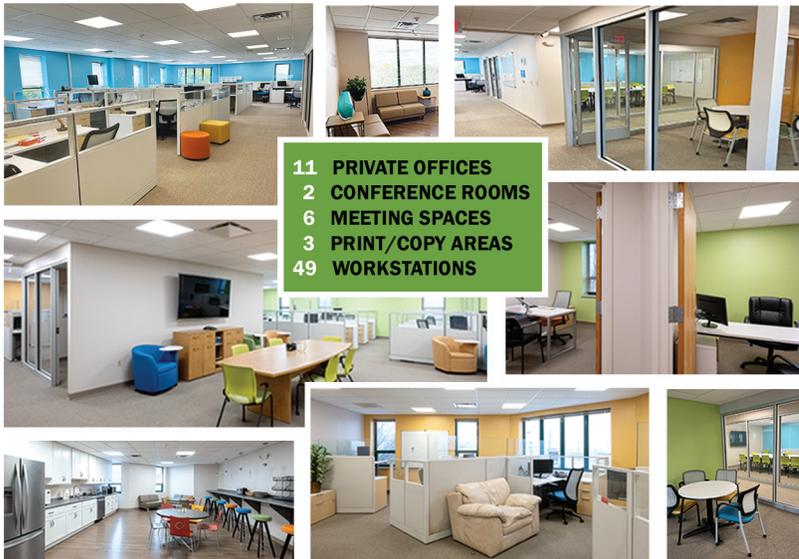
11,159 SF | MOVE-IN READY

EXTERIOR SIGN AVAILABLE

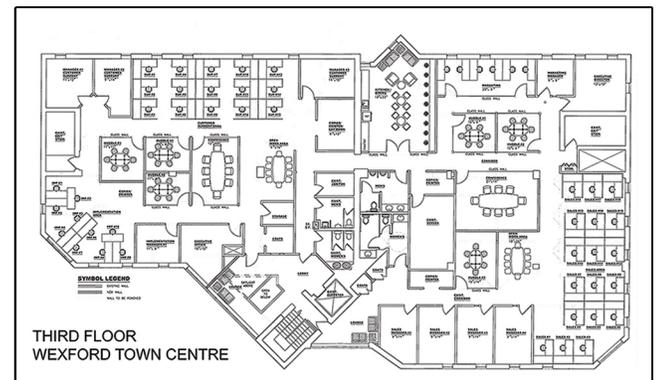


- Fully furnished plug & play
- Open spaces and private offices
- Fully equipped expansive kitchen
- Private restrooms
- Reception, conference rooms & lounges

[ OTHER SUITES AVAILABLE FROM 557 TO 4,500 SF ]



- 11 PRIVATE OFFICES
- 2 CONFERENCE ROOMS
- 6 MEETING SPACES
- 3 PRINT/COPY AREAS
- 49 WORKSTATIONS



THIRD FLOOR  
WEXFORD TOWN CENTRE

## PROPERTY HIGHLIGHTS:

Located on Perry Hwy (Route 19) on busy North Hills corridor traveled by 30,000 cars per day

Approx. 4 miles to McKnight Road and within 6 miles to Routes 79, 76 and 228 interchanges in Cranberry Twp

Total Square Footage: 39,130

Plentiful and free parking (110 spaces)

## NEARBY AMENITIES:

DINING | SHOPPING | SERVICES

Cafes, coffee, fast food & sit-down restaurants

Large & small retailers, grocery & convenience stores

Salons, banking, post office and auto shops



[www.unionrealestate.com](http://www.unionrealestate.com)

 412-288-7800

One Oxford Centre | 301 Grant Street | Suite 1250 | Pittsburgh, PA 15219

 **Joe Hodson** | Vice President - Commercial Leasing  
[jbhodson@unionrealestate.com](mailto:jbhodson@unionrealestate.com)

 **Nate Draper** | Commercial Leasing  
[ndraper@unionrealestate.com](mailto:ndraper@unionrealestate.com)

PROPERTY MANAGEMENT • BROKERAGE SERVICES • THIRD-PARTY MANAGEMENT • TENANT REPRESENTATION

All information is deemed reliable, but is not guaranteed and should be independently verified. The presentation of this information is submitted subject to errors, omissions, change of price or conditions prior to lease.