

CLASS A MEDICAL OFFICE SPACE IN MONROEVILLE



CORPORATE ONE **OFFICE PARK**

4055 & 4075 Monroeville Boulevard, Monroeville PA 15146

Buildings 1 & 2 For Lease



CBRE



CORPORATE ONE OFFICE PARK

BUILDING HIGHLIGHTS



**New ownership as of
January, 2026**



**Move in ready second
generation medical
space available**



**Dense parking ratio, wide
sidewalks & entry ways, &
large common areas
conductive to medical
related uses**



**Planned common area
updates, capital
improvements, &
spec suites**



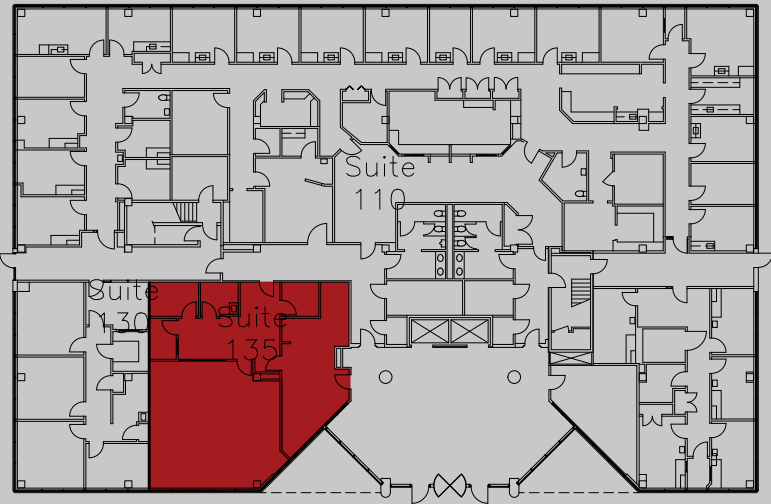
**Directly behind
Miracle Mile Shopping
Cetner for ease of a
ccess & nearby retail
amenities**



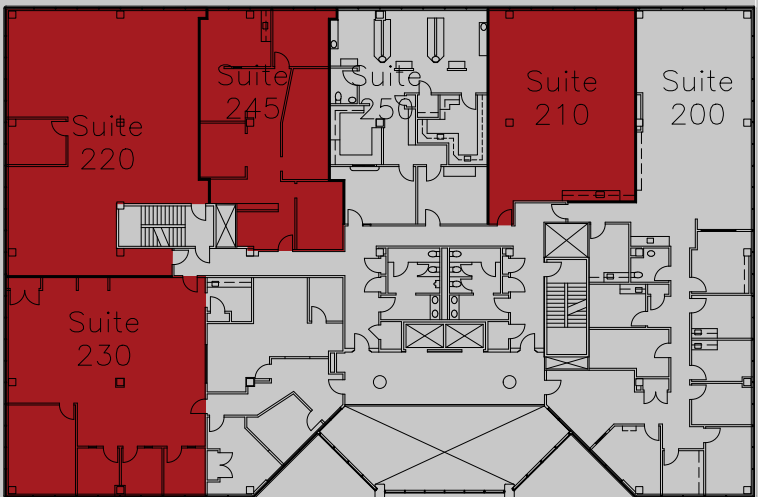
**Less than 1 mile to I-376
& the PA turnpike**

BUILDING AVAILABILITIES

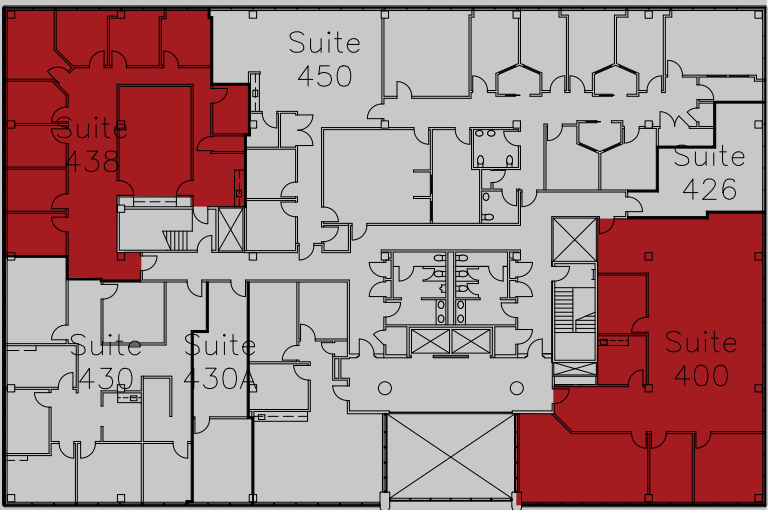
Building 1



First Floor



Second Floor



Fourth Floor

AVAILABILITIES

135

Suite

1,923

RSF

210

Suite

1,496

RSF

220

Suite

2,468

RSF

230

Suite

3,586

RSF

245

Suite

1,556

RSF

400

Suite

2,856

RSF

438

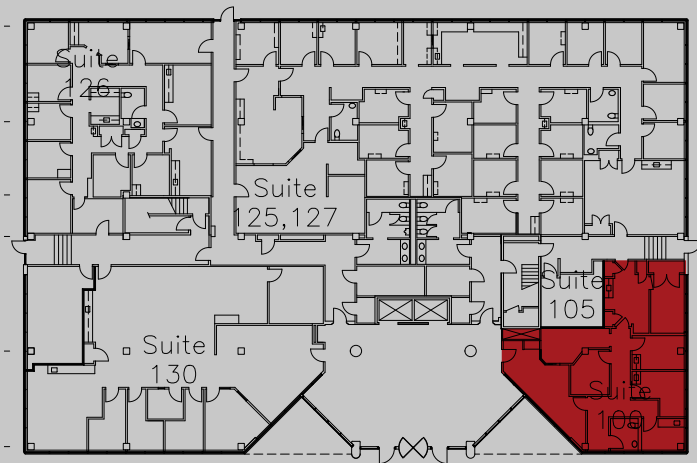
Suite

2,594

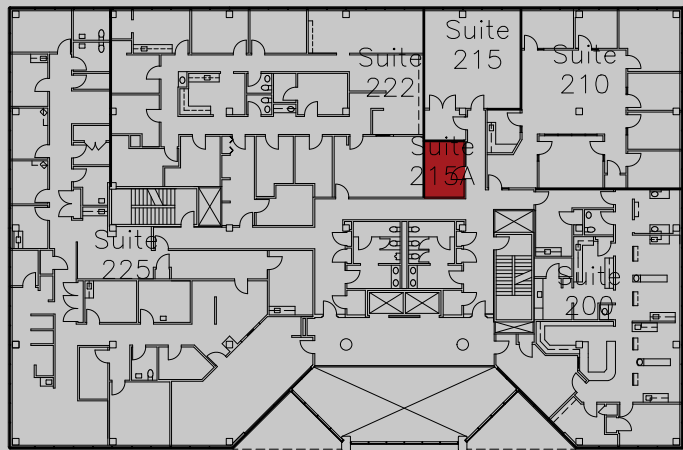
RSF

BUILDING AVAILABILITIES

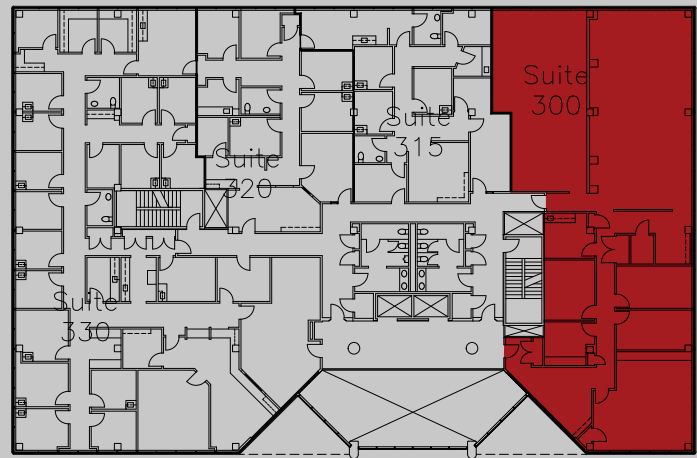
Building 2



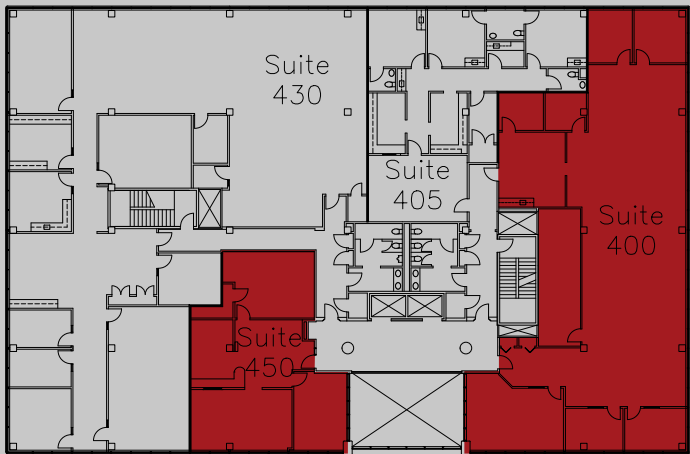
First Floor



Second Floor



Third Floor



Fourth Floor

AVAILABILITIES

100

Suite

215A

Suite

300A

Suite

400

Suite

450

Suite

1,466

RSF

147

RSF

2,632

RSF

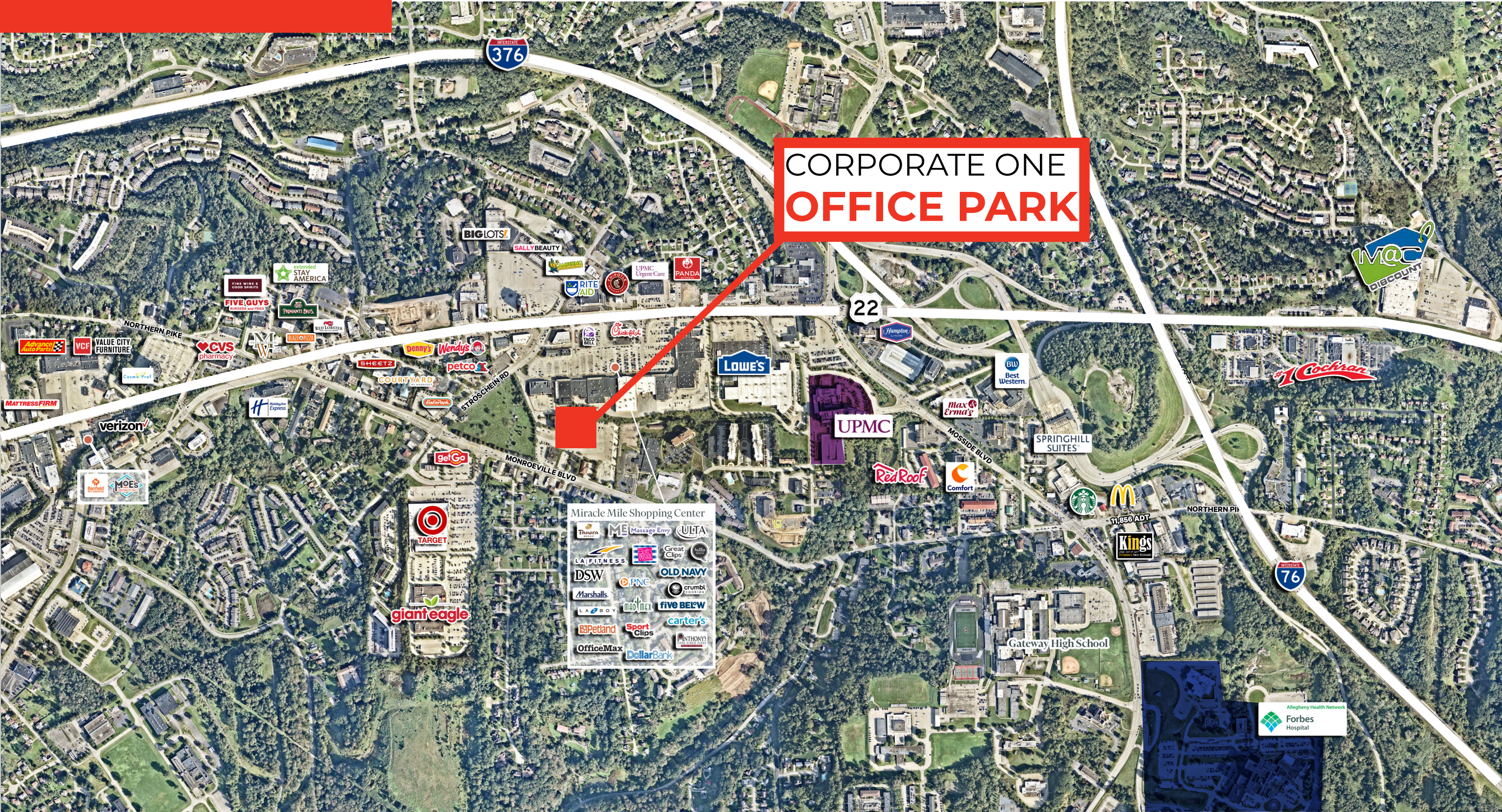
4,616

RSF

1,755

RSF

LOCATION MAP



CORPORATE ONE
OFFICE PARK

- Miracle Mile Shopping Center
- LA Fitness
 - DSW
 - Marshalls
 - LA Boy
 - Petland
 - OfficeMax
 - ME Massage Envy
 - Great Clips
 - PNC
 - Mad Mex
 - Five Below
 - Sport Clips
 - Old Navy
 - Crumb
 - Five Below
 - Carter's
 - Anthony's
 - Dollar Bank



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