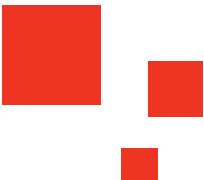


CLASS A MEDICAL OFFICE SPACE IN MONROEVILLE



CORPORATE ONE **OFFICE PARK**

4055 & 4075 Monroeville Boulevard, Monroeville PA 15146



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
conducive to medical
related uses



Planned common area
updates, capital
improvements, &
spec suites



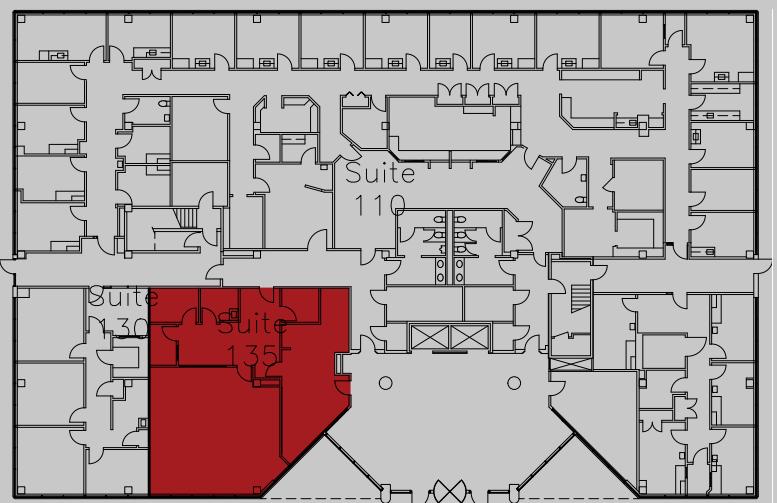
Directly behind
Miracle Mile Shopping
Cetner for ease of a
ccess & nearby retail
amenities



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

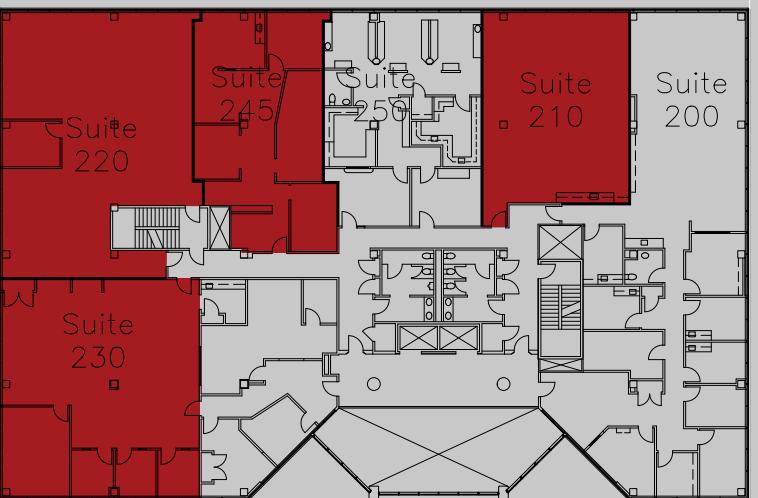
BUILDING AVAILABILITIES

Building 1

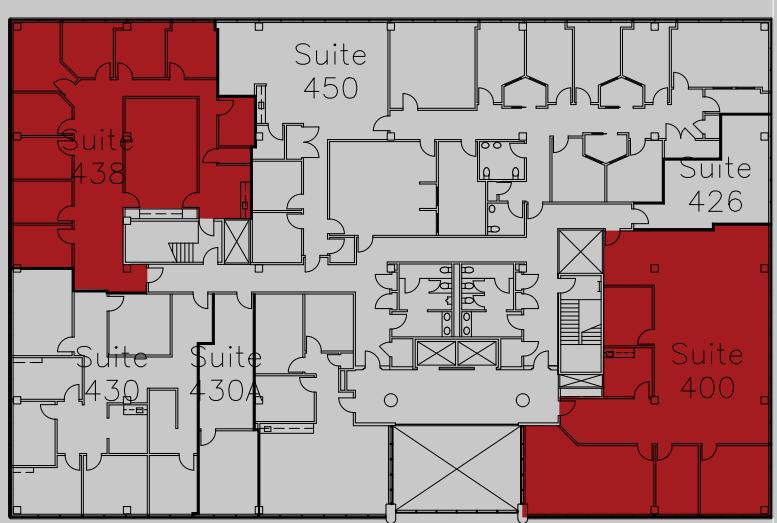


First Floor

Second Floor



Fourth Floor



AVAILABILITIES

135

Suite

210

Suite

220

Suite

230

Suite

245

Suite

400

Suite

438

Suite

1,923

RSF

1,496

RSF

2,468

RSF

3,586

RSF

1,556

RSF

2,856

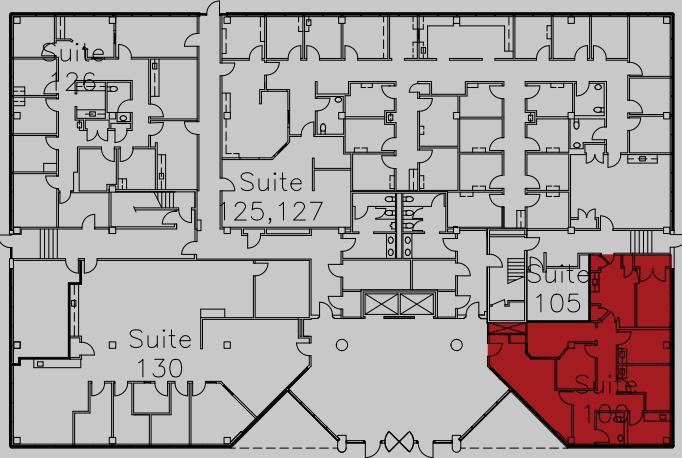
RSF

2,594

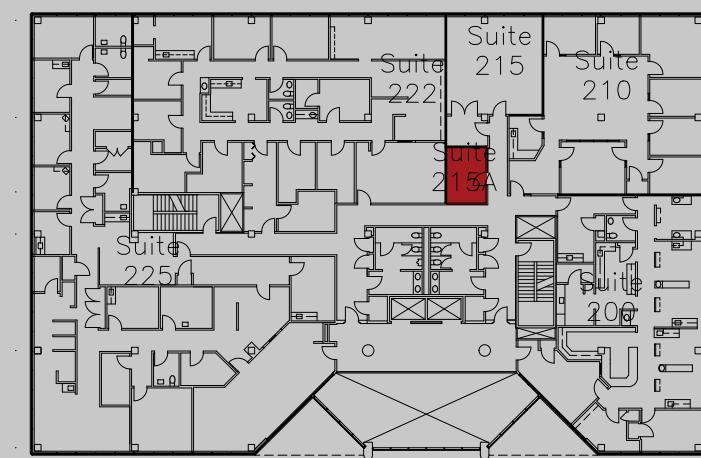
RSF

BUILDING AVAILABILITIES

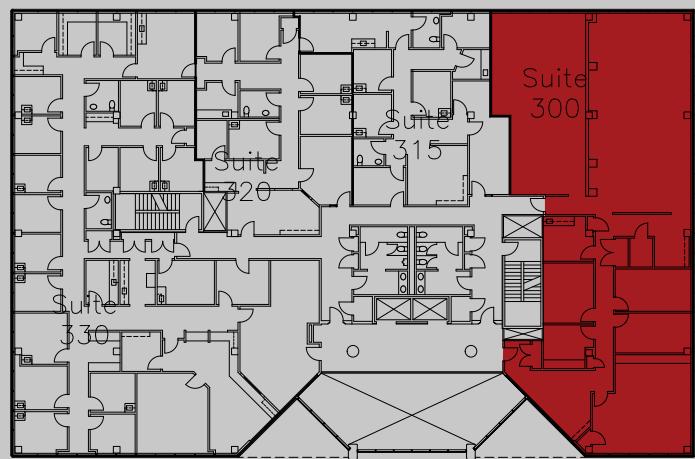
Building 2



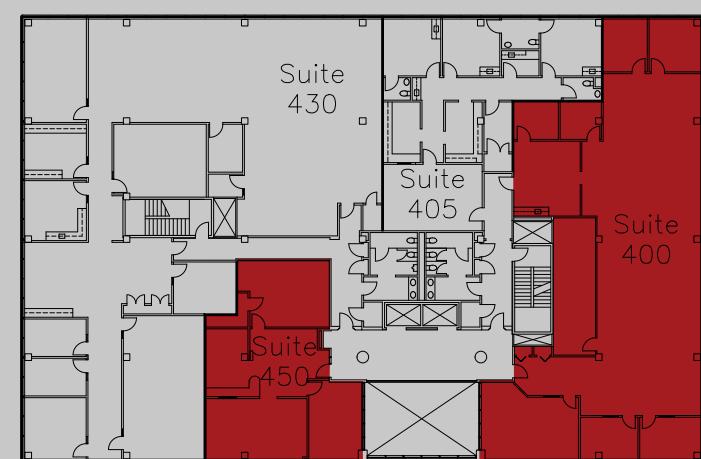
First Floor



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

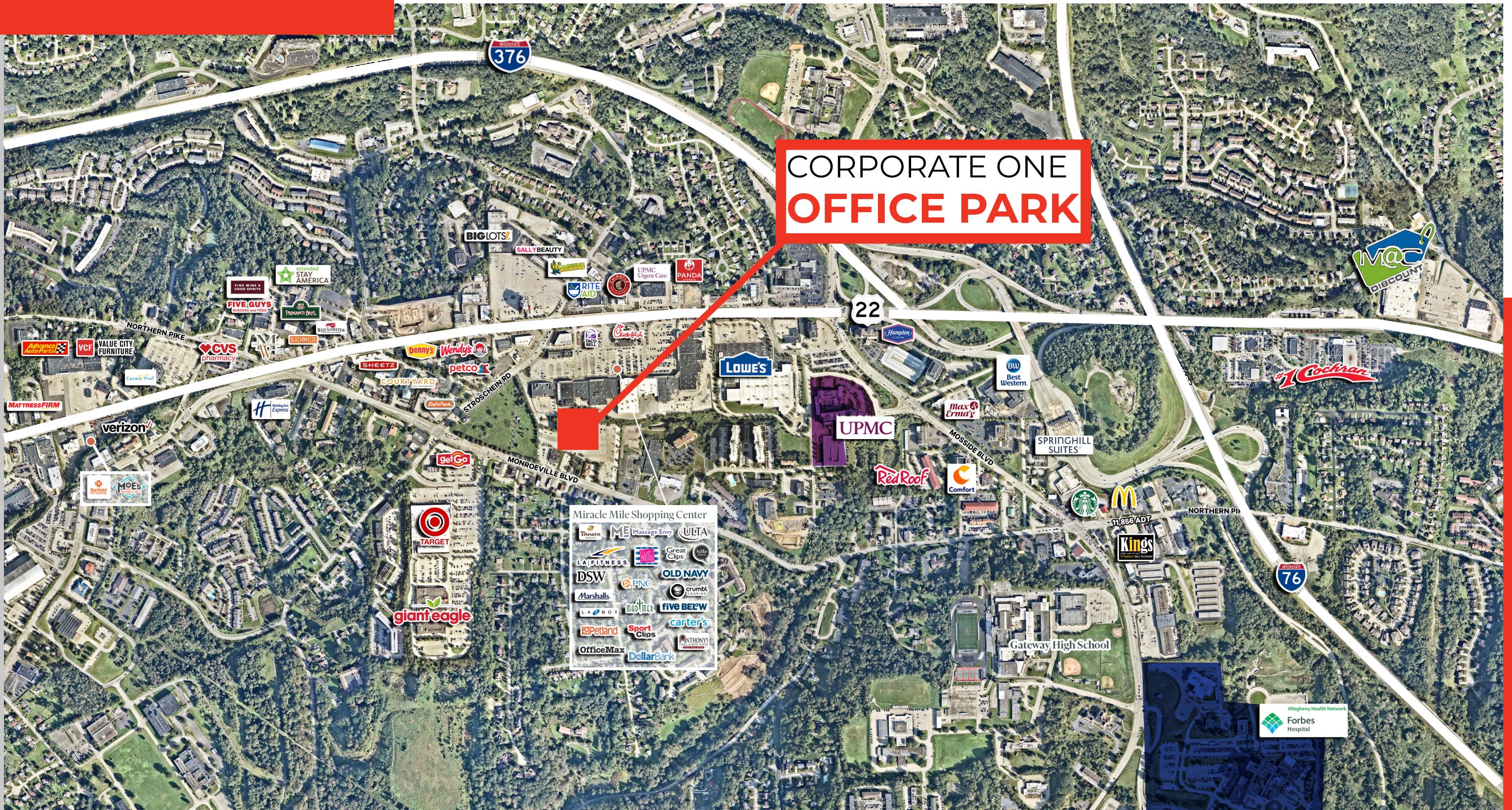
4,616

RSF

1,755

RSF

LOCATION MAP





CHARLIE MUST, CCIM

Senior Associate
+1 412 394 9806
charlie.must@cbre.com

ALEX RUCK,

Vice President
+1 412 918 5635
alex.ruck@cbre.com



CORPORATE ONE OFFICE PARK

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