

Corporate 2

4075 Monroeville Blvd
Monroeville, PA 15146

| For lease | 1,755 - 17,080 Available SF



CORPORATE 2

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PROPERTY DETAILS

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4075 MONROEVILLE BLVD
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PROPERTY DETAILS	
Type	3 Star Office
Class	A
Location	Suburban
Year Built/Reno	1983
RBA	58,575
Stories	4
Typical Floor	14,422 SF
Parking Spaces	315
Parking Ratio	5.38/1,000 SF
Sprinklers	Yes
Elevators	2
Construction	Reinforced Concrete



CORPORATE 2

PROPERTY HIGHLIGHTS



Located 1.5 miles from Forbes Regional Hospital and 0.8 miles from UPMC East.



Seven 3 and 4 star hotels within 1 mile
Numerous restaurants located within 1-2 miles



35 minutes from Pittsburgh International Airport

CORPORATE 2

PROPERTY HIGHLIGHTS

LOCATED
RIGHT
NEXT
TO TWO
MAJOR
HIGHWAYS



MONROEVILLE REGIONAL BREAKDOWN

Being located just outside a major city and having a population around 30,000 makes Monroeville the perfect balance of a family oriented community and a professional business district.

Monroeville, one of the leading retail areas in the Pittsburgh region, boasts a wide variety of stores and restaurants for your eating and dining enjoyment. Take a drive down William Penn Highway (Route 22) and you'll come across several shopping centers and also Monroeville Mall. Restaurants serving just about every kind of food you can imagine are located throughout the borough.

Monroeville is considered by many to be the "Crossroads of Western Pennsylvania" with Interstate 376, Interstate 76 (Pennsylvania Turnpike) and U.S. Route 22 all converging here. Monroeville offers all the resources of major metropolitan areas with a small town residential atmosphere.

MONROEVILLE OFFICE MARKET

The Monroeville Submarket in Pittsburgh is a midsize submarket that contains around 3.7 million SF of office space. The vacancy rate has risen a bit over the past 12 months, but at 12.2%, the rate was a bit below the 10-year average as of 2022Q4.

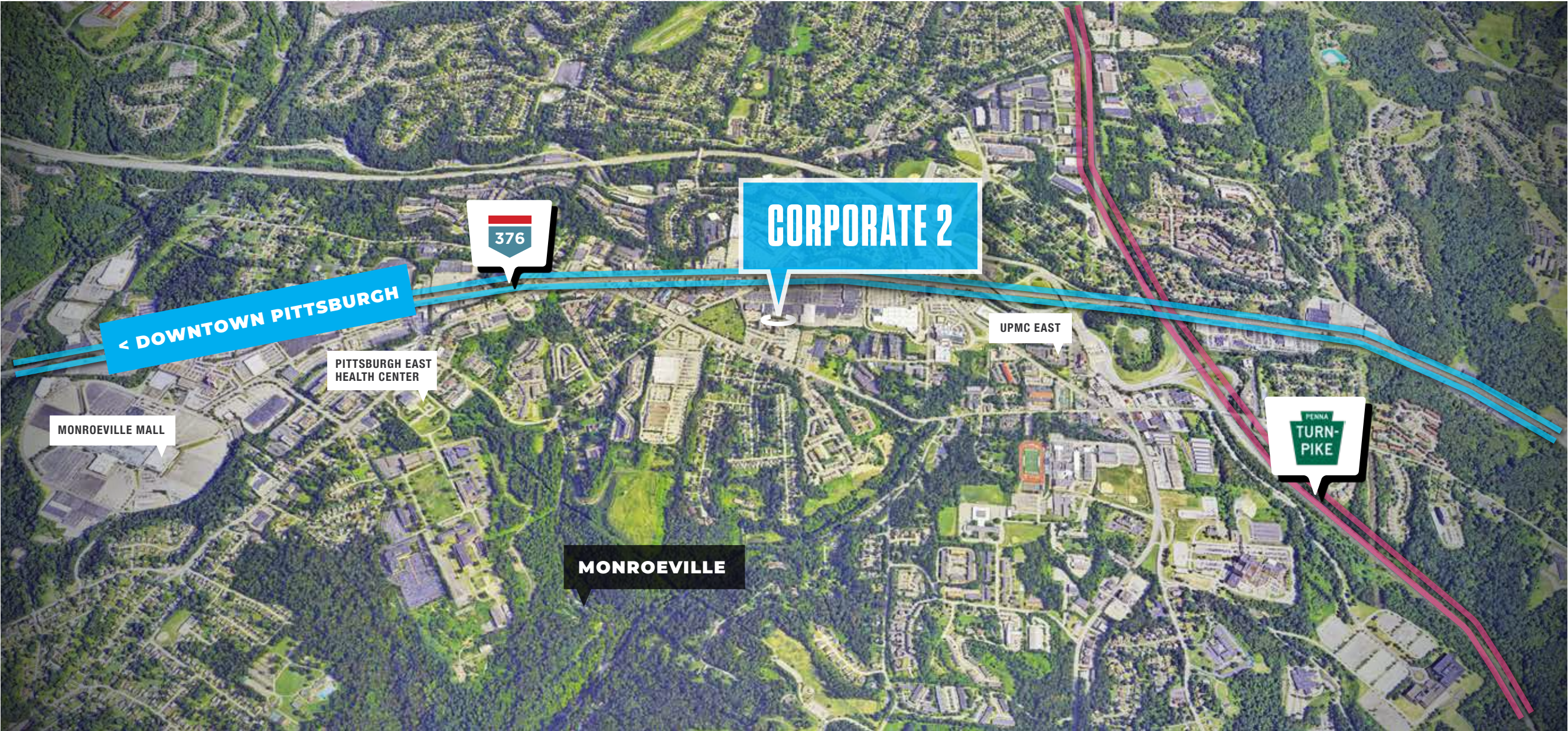
Net absorption has tallied about -29,000 SF over the past year. Over a longer timeframe, the submarket has been stagnant: Average annual net absorption has been negligible over the past five years. Rents have posted an average annual gain of 1.4% over the past decade but have been basically unchanged over the past year.

There are no supply-side pressures on vacancy or rent in the near term, as nothing is under construction. Moreover, the inventory has actually contracted over the past 10 years, as demolition activity has outpaced new construction.

This has been a somewhat active submarket for office transactions in recent years on average.

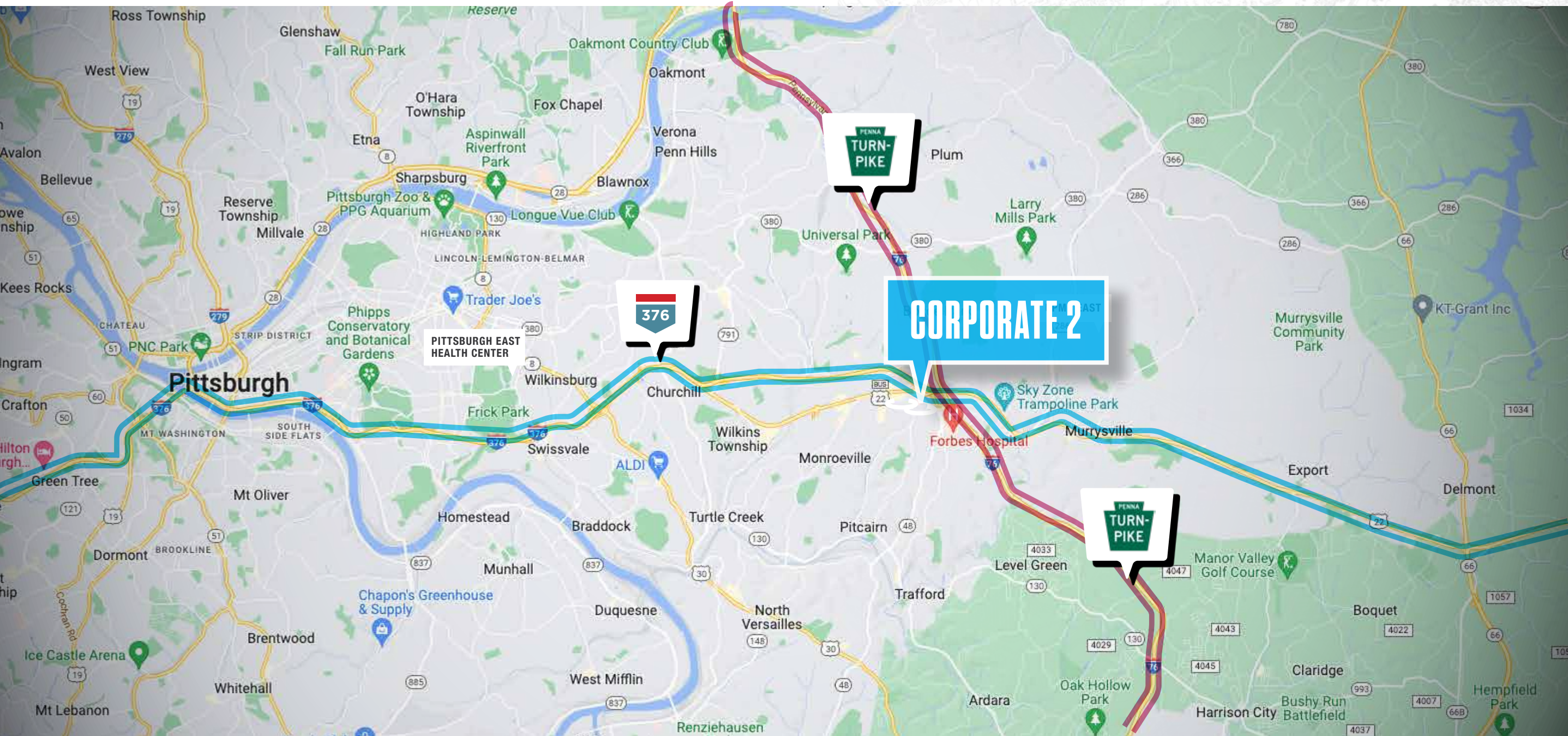
CORPORATE 2

LOCAL MARKET AERIAL



CORPORATE 2

REGIONAL MAP



Thank You!

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