



*For Lease*

## Plug & Play Office Space

North Submarket

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## 7000 Brooktree Road

Wexford, PA 15090

### Property Features: Class A Opportunity

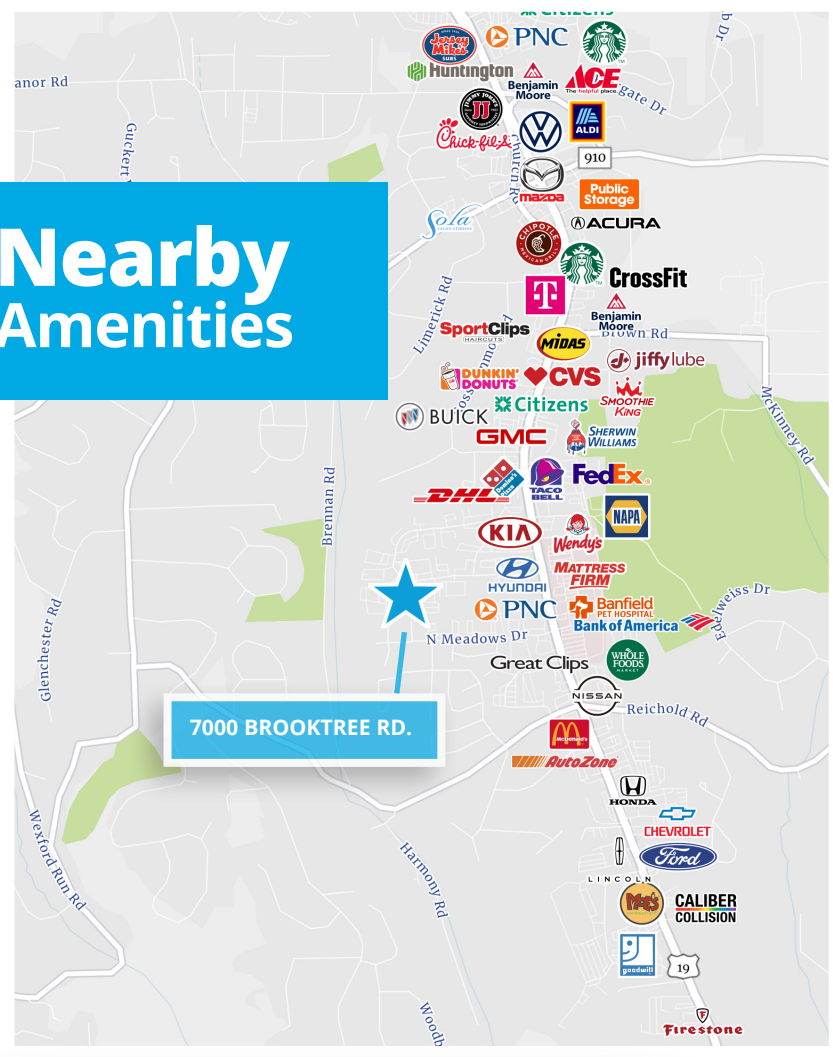
- Total building size of 48,287 SF | Built in 2018
- Located directly off Route 19 with easy access to I-79, I-76, and I-279
- Building amenities include a security system, controlled access, and air conditioning
- Abundant free space parking
- Ample amenities nearby such as restaurants, shops, banks, etc.

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7000

## Nearby Amenities



## 5-Mile Demographics Report



Population Count  
87,133



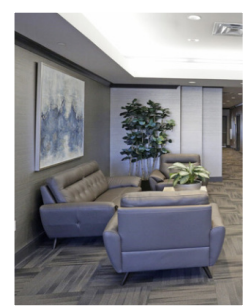
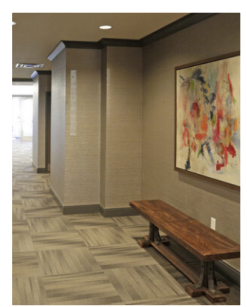
Total Businesses  
3,396



Per Capita Income  
\$64,520



Average HH Income  
\$167,772



Open plan layout  
2 private offices  
Open conference room



**Suite 315**  
3,326 RSF

