



300 OXFORD DRIVE  
Professional Office Building

**N O W   L E A S I N G**

300 Oxford Drive  
Monroeville PA 15146

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# PROPERTY HIGHLIGHTS

## FEATURES:

- Office/Medical/Professional Building
- Five story glass/brick professional building
- Ample parking in parking lots
- Three passenger elevators
- New ownership and professionally managed
- Close proximity to Route 376 East, PA Turnpike
- Bus line at the Monroeville Mall
- Across from retail/restaurants and many amenities within the Monroeville Business District



## TOTAL SIZE:

Approx. 105,554 +/- rsf

Large floor plate approximately 21,593 +/- sq. ft. per floor. Smaller suites from 511-21,593 +/- rentable square feet available

## AVAILABLE SUITES:

1<sup>st</sup> Floor: Suite #130 - 1,011 rsf

2<sup>nd</sup> Floor: Suite #210 - 7,228 rsf  
Suite #220 - 4,249 rsf

3<sup>rd</sup> Floor: Suite #330 - 5,154 rsf

4<sup>th</sup> Floor: Suite #400 - 6,938 rsf  
Suite #420 - 5,635 rsf  
Suite #430 - 9,020 rsf

### Lower Level:

Suite #075 - 1,535 rsf  
Suite #025 - 1,284 rsf  
Suite #050 - 2,993 rsf



## LEASE PRICE:

\$15.00 psf (Full Service)

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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	5,646	54,192	154,873
Median HH Income	\$67,165	\$60,660	\$58,518

