



FOR LEASE
5000 Stonewood



OFFICE

- 4,400 SF third-floor suite
- 10 private offices
- Large conference and bullpens
- Reception and kitchen included



RE/MAX SELECT REALTY

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PROPERTY SUMMARY

5000 STONEWOOD
5000 Stonewood Drive
Wexford, PA 15090



Property Summary

| | |
|----------------|--------------------------|
| Address1: | 5000 Stonewood Drive |
| Address2: | Wexford, PA 15090 |
| Available SF: | 4,400 SF |
| Building SF: | 26,308 SF |
| Floors: | 3 |
| Lease Rate: | \$22 / SF - Full Service |
| Parking Ratio: | 3/1000 SF |
| Parking: | 87 |

Property Overview

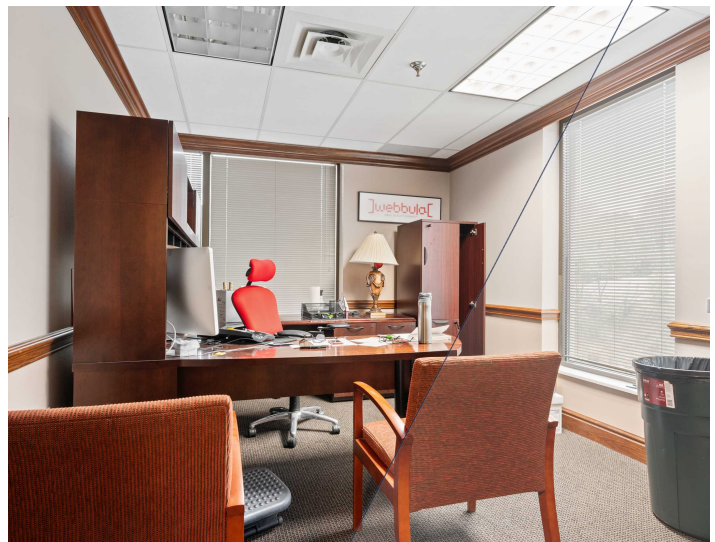
A third-floor professional office suite totaling 4,400 square feet is available at 5000 Stonewood Drive. The layout is designed to support a productive work environment, featuring ten private offices, a large conference room, two open bullpens, a kitchen, and a welcoming reception area. With a balance of private workspace and collaborative areas, this suite is ideal for companies seeking a modern, flexible office setting. Tenants also benefit from access to a shared lobby, restrooms, and elevator service for added convenience.

Location Overview

5000 Stonewood Drive is located in Wexford's established business corridor, offering a professional setting with excellent accessibility. Just minutes from I-79 and Route 19, the property provides direct routes to downtown Pittsburgh, Cranberry Township, and the North Hills. The surrounding area features a strong mix of offices, restaurants, and retail amenities, making it a convenient and appealing workplace for employees and clients alike.

PROPERTY PHOTOS

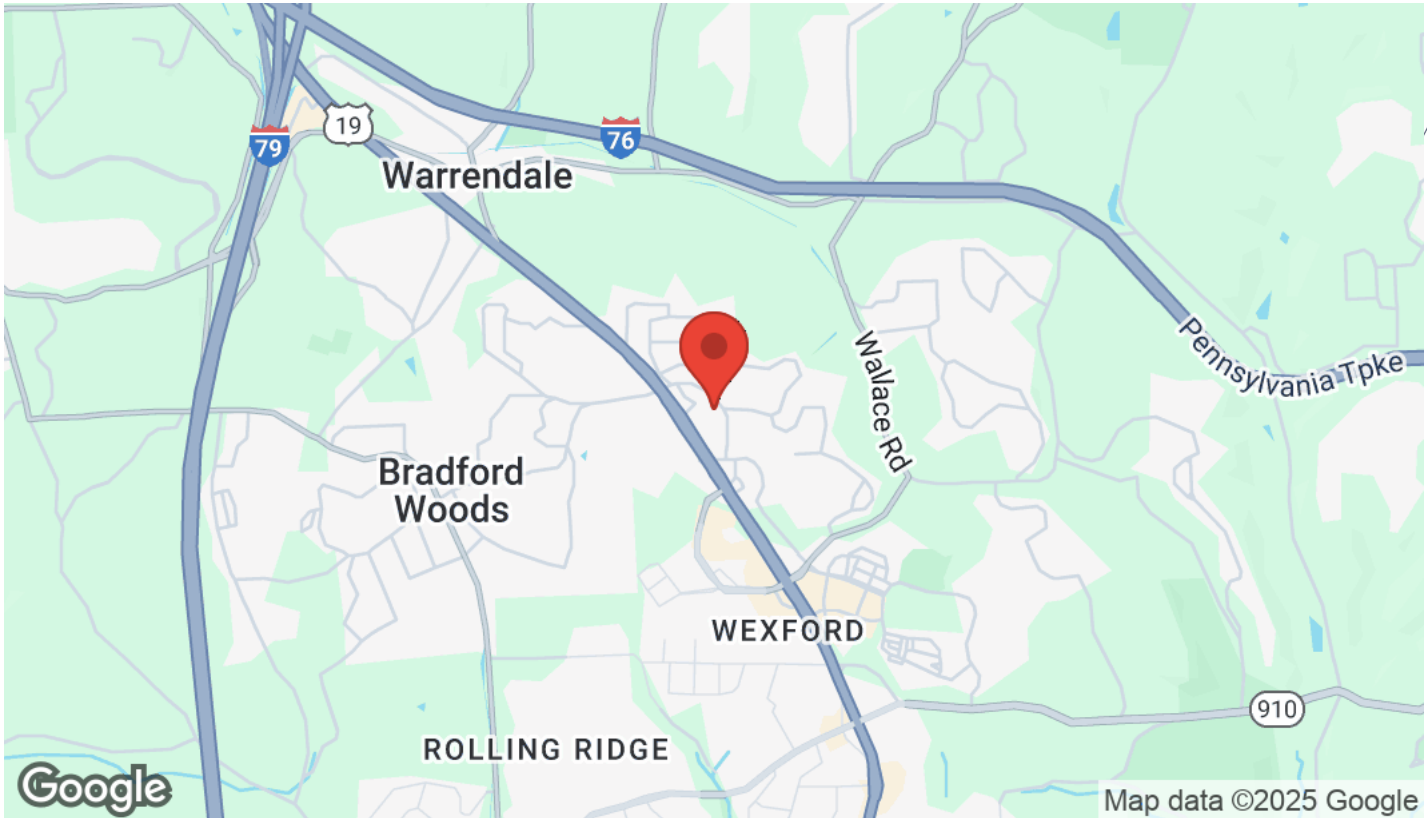
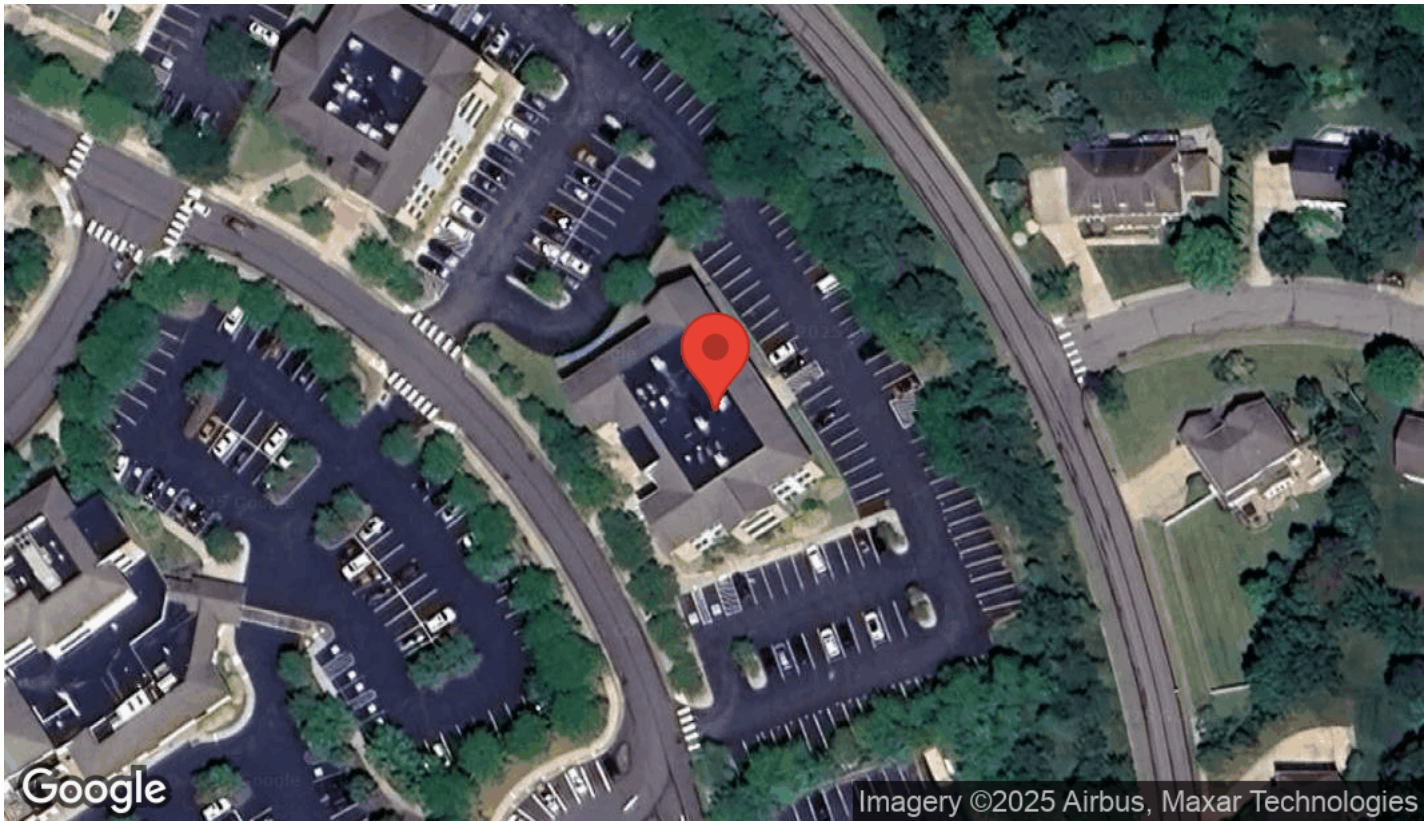
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

LOCATION MAPS

5000 STONEWOOD
5000 Stonewood Drive
Wexford, PA 15090

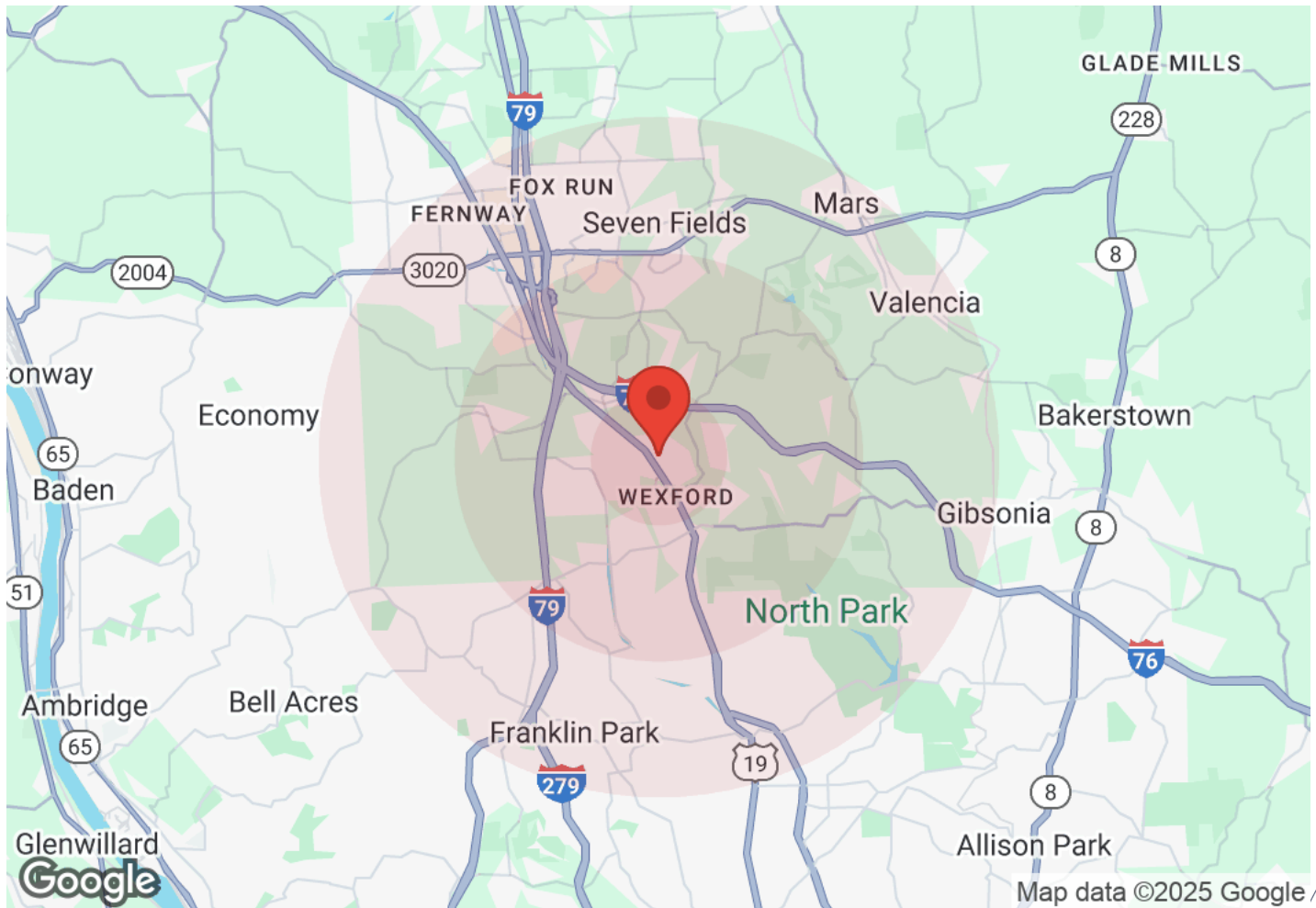


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DEMOGRAPHICS

5000 STONEWOOD

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Wexford, PA 15090



| Population | 1 Mile | 3 Miles | 5 Miles | Income | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|---------------------|-----------|-----------|-----------|
| Male | 2,084 | 15,629 | 41,455 | Median | \$142,586 | \$143,723 | \$131,045 |
| Female | 2,019 | 15,644 | 41,297 | < \$15,000 | 96 | 543 | 1,293 |
| Total Population | 4,103 | 31,273 | 82,752 | \$15,000-\$24,999 | 25 | 193 | 859 |
| | | | | \$25,000-\$34,999 | 54 | 331 | 1,008 |
| | | | | \$35,000-\$49,999 | 23 | 430 | 1,591 |
| | | | | \$50,000-\$74,999 | 154 | 1,283 | 4,028 |
| | | | | \$75,000-\$99,999 | 158 | 1,035 | 3,206 |
| | | | | \$100,000-\$149,999 | 297 | 2,315 | 6,251 |
| | | | | \$150,000-\$199,999 | 282 | 1,835 | 4,323 |
| | | | | > \$200,000 | 429 | 3,742 | 9,187 |
| Age | 1 Mile | 3 Miles | 5 Miles | Housing | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14 | 798 | 6,268 | 15,394 | Total Units | 1,643 | 12,558 | 34,001 |
| Ages 15-24 | 413 | 3,397 | 8,988 | Occupied | 1,519 | 11,708 | 31,746 |
| Ages 25-54 | 1,661 | 12,805 | 32,637 | Owner Occupied | 1,215 | 9,588 | 25,251 |
| Ages 55-64 | 552 | 4,186 | 11,022 | Renter Occupied | 304 | 2,120 | 6,495 |
| Ages 65+ | 680 | 4,617 | 14,709 | Vacant | 124 | 850 | 2,255 |
| Race | 1 Mile | 3 Miles | 5 Miles | | | | |
| White | 3,392 | 26,029 | 70,389 | | | | |
| Black | 90 | 688 | 1,804 | | | | |
| Am In/AK Nat | 3 | 13 | 25 | | | | |
| Hawaiian | N/A | 3 | 8 | | | | |
| Hispanic | 144 | 1,016 | 2,358 | | | | |
| Asian | 375 | 2,849 | 6,620 | | | | |
| Multi-Racial | 92 | 632 | 1,448 | | | | |
| Other | 7 | 47 | 99 | | | | |



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