



Meadow Pointe Office Park Buildings #100 & #200

NOW LEASING

**101/103 North Meadows Drive
Wexford PA 15090**

David Hanley • Broker • 412.261.6532 x237 • david@prudentialrealty.com
Michael Damian • Commercial Brokerage • 412.261.6532 x253 • michael@prudentialrealty.com

PROPERTY HIGHLIGHTS

BUILDING #100:

- **100% OCCUPIED**
- **LEASE PRICE: \$13.00 PSF (Plus utilities/janitorial)**



BUILDING #200:

- **Available Space:**
- **3rd Floor:** Suite #231
- **1,071 rentable square feet**
- **LEASE PRICE: \$13.00 PSF (Plus utilities/janitorial)**



AMENITIES:

Beautifully landscaped common area

Courtyard Area with picnic table and umbrella

Buildings are professionally managed by ownership and have been updated in 2023

Located in the heart of the Wexford Business District and within minutes to many restaurants and shopping

Only minutes to PA Turnpike, Route 279 (North) and Route 19 (North)



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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	3,934	33,735	85,845
Median HH Income	\$150,922	\$139,991	\$126,927

