



**FOR LEASE**  
12300 Perry Highway



## OFFICE

- Two suites available
- Flexible office layouts
- Private offices and reception
- Shared lobby, restrooms, elevator



### RE/MAX SELECT REALTY

**TYLER PETIT**  
REALTOR®  
(724) 252-2898  
tylerpetit@remax.net

**5807 Penn Ave | Pittsburgh, PA 15206-3816**

+17249336300 | <https://www.instagram.com/remaxselectrealty/> **Office Independently Owned and Operated.**



## Property Summary

Address1:	12300 Perry Highway
Address2:	Wexford, PA 15090
Available SF:	603 - 1,650 SF
Lease Rate:	\$22 / SF - Full-Service
Building SF:	29,758
Floors:	3
Lot Size:	1.60 Acres
Parking Ratio:	3 / 1000
Parking:	75

## Property Overview

Two professional office suites are available at 12300 Perry Highway, each offering a functional and efficient layout. Suite 204 is 600 square feet and includes a reception area with two railroad-style offices, ideal for small teams or professional practices. Suite 210 offers 1,650 square feet and features five private offices, a kitchen, breakroom, reception area, and storage, providing a versatile layout for growing businesses. Both suites benefit from access to shared building amenities, including restrooms, lobby, and elevator service.

## Location Overview

12300 Perry Highway is located along one of the region's most traveled corridors, offering outstanding visibility and accessibility. The property provides quick connections to I-79, Route 19, and surrounding North Hills communities, making it convenient for both employees and clients. The area features a strong mix of professional offices, medical practices, restaurants, and retail, creating a dynamic business environment in a highly desirable location.



# PROPERTY PHOTOS

**12300 PERRY HIGHWAY**

12300 Perry Highway  
Wexford, PA 15090



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.



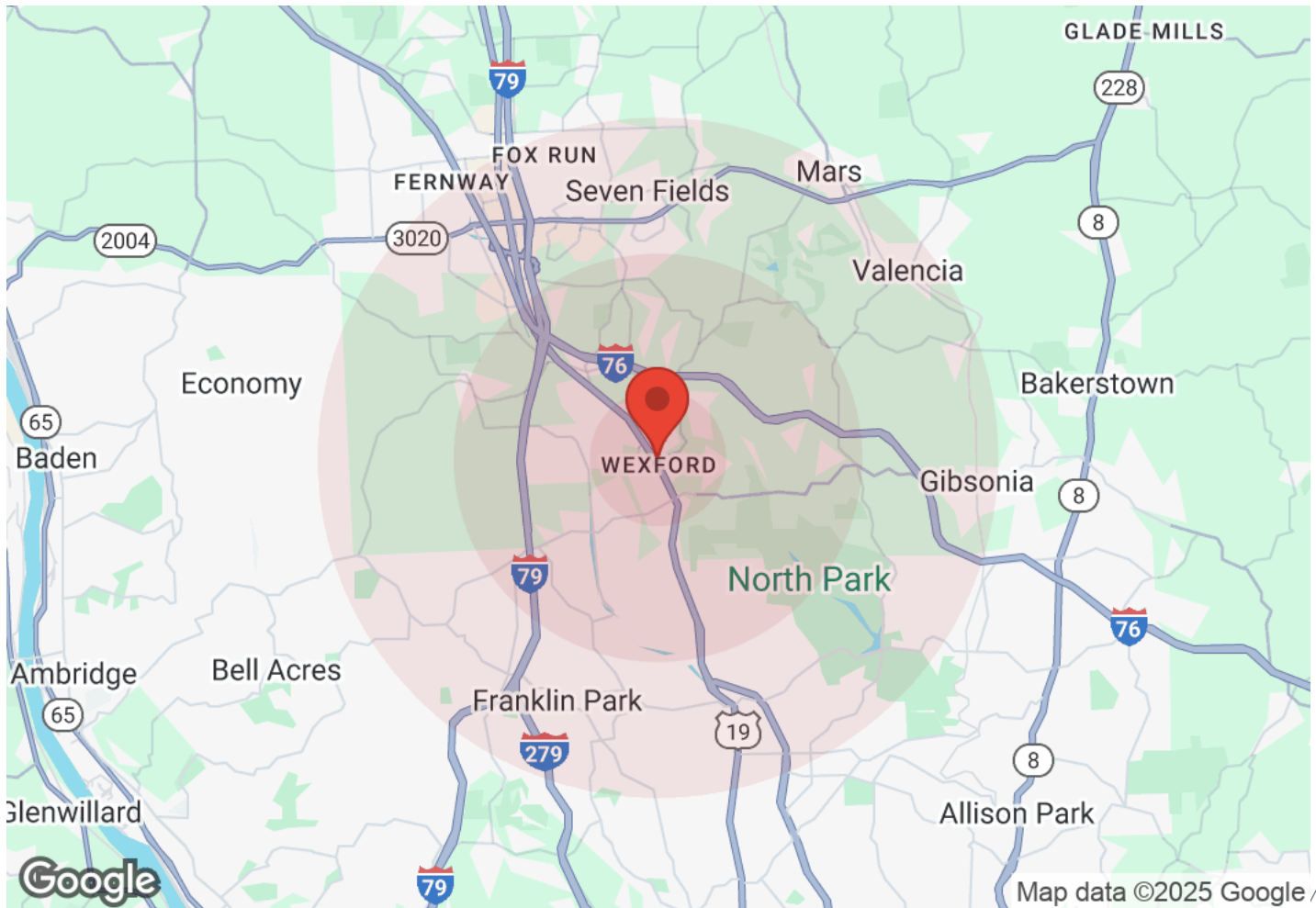
# LOCATION MAPS

**12300 PERRY HIGHWAY**

12300 Perry Highway  
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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,328	14,913	40,664	Median	\$141,624	\$146,440	\$129,767
Female	2,283	14,736	40,370	< \$15,000	133	474	1,335
Total Population	4,611	29,649	81,034	\$15,000-\$24,999	26	199	815
				\$25,000-\$34,999	52	324	1,079
				\$35,000-\$49,999	15	422	1,628
				\$50,000-\$74,999	189	1,239	3,923
				\$75,000-\$99,999	166	926	3,187
				\$100,000-\$149,999	341	1,938	5,942
				\$150,000-\$199,999	331	1,641	4,350
				> \$200,000	455	3,621	8,954
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	894	6,034	14,925	Total Units	1,843	11,573	33,475
Ages 15-24	493	3,209	9,048	Occupied	1,706	10,784	31,212
Ages 25-54	1,850	11,719	31,584	Owner Occupied	1,382	9,126	24,800
Ages 55-64	651	3,960	10,836	Renter Occupied	324	1,658	6,412
Ages 65+	724	4,726	14,642	Vacant	137	788	2,264
Race	1 Mile	3 Miles	5 Miles				
White	3,892	24,380	68,636				
Black	99	679	1,815				
Am In/AK Nat	3	12	24				
Hawaiian	N/A	3	8				
Hispanic	159	928	2,269				
Asian	345	2,974	6,710				
Multi-Racial	104	623	1,475				
Other	9	47	105				