



MEDICAL/OFFICE BUILDING

FOR LEASE

100 James Place
Monroeville PA 15146

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PROPERTY HIGHLIGHTS

FEATURES:

- Position your business for success at 100 James Place, a well-maintained, professional property located in the thriving Monroeville business district. This highly visible building offers floor plans ideal for medical & professional office users, with convenient access to major routes including the PA Turnpike (I-76) and (I-376) Parkway East.
- Tenants and visitors enjoy ample surface parking, modern common areas, and a landscaped setting that creates a welcoming environment for clients and employees alike. This property is just minutes from Monroeville Mall, UPMC East, AHN Forbes Hospital, and a wide selection of restaurants, hotels, and retail amenities.



AVAILABLE SPACE:

First Floor Available:

777 +/- rentable square feet

First Floor Suite includes the following:

5-Private Offices
1-Waiting Area
1-Receptionist's Area
1-Restroom



REDUCED RENTAL RATE:

\$12.50 PSF + all utilities + janitorial

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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	22,414	115,894	491,509
Median HH Income	\$72,047	\$68,790	\$61,721

