

Colliers



Office  
For Lease

## 8500 Brooktree Road Wexford, PA 15090

### Suites Available:

- Suite 100 | 1,032 SF
- Suite 230 | 1,738 SF
- Suite 301 | 1,201 SF



**Landscaped  
Walking Paths with  
Common Park**



**24-Hour  
Tenant Access  
with Keypad Security**

### Property Features:

- Multiple suites available for lease in North Pittsburgh submarket
- Abundant free surface parking onsite
- Commuter-friendly location with direct access to Route 19
- Surrounded by ample amenities including restaurants, banks, retailers, gas stations, hotels, and more

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### Contact Us:

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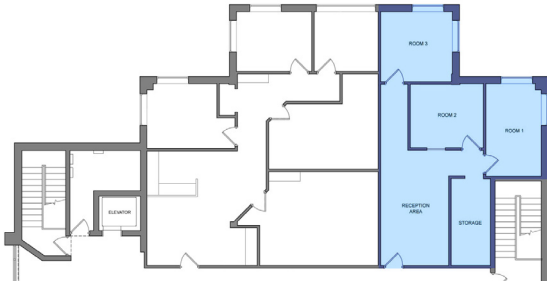
[colliers.com/pittsburgh](http://colliers.com/pittsburgh)



# Current Availabilities

## Suite Features:

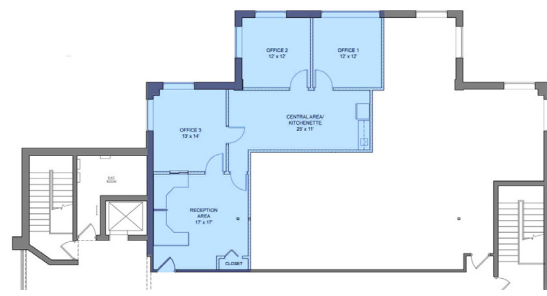
- Reception/waiting area in each vacancy
- 3+ partitioned offices in every suite
- Closet/storage/filing room in all availabilities



**Suite 100**  
1,032 SF



**Suite 230**  
1,738 SF



**Suite 301**  
1,201 SF





