FOR SALE
MEDICAL OFFICE PORTFOLIO

FRIEDMAN REAL ESTATE

MEDICAL OFFICE PORTFOLIO -
WEXFORD, PA 15090

PROPERTY HIGHLIGHTS:

- 165,000 SF Medical Office Portfolio located in upscale Wexford, PA - $180,000 average household income

- 91% Occupancy

- Weighted average lease term is 4.88 years

- 2025 NOI Estimate: $2,217,533

- Buildings may be purchased separately

- Building sizes range from 31,000 SF to 65,000 SF

- 61 Tenant Suites

- Built in 2000/2001

- All buildings are located within 1/4 mile of AHN Wexford Hospital (built in 2021)

- An off market 50,000 SF Medical Office Building can be added to the sale

$ **ASKING SALE PRICE:** $28,000,000

FOR MORE INFORMATION **PLEASE CONTACT:**

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MEDICAL OFFICE PORTFOLIO
BUILDINGS **OVERVIEW**

BUILDING	ADDRESS	BUILDING RSF	ACERAGE	YEAR BUILT/ RENOVATED
Stonewood Commons III	105 Bradford Rd	±20,000 RSF	±1.01 AC	1995
Stonewood East 1000	1000 Stonewood Dr	±24,693 RSF	±2.07 AC	2000
Stonewood East 3000	3000 Stonewood Dr	±22,311 RSF	±1.40 AC	2001
Stonewood East 4001	4001 Stonewood Dr	±15,196 RSF	±1.00AC	1970/2000
Stonewood East 5000	5000 Stonewood Dr	±26,927 RSF	±1.51 AC	2000
The Hope Learning Center	12300 Perry Hwy	±38,475 RSF	±1.60 AC	1975
12330 Perry Hwy	12330 Perry Hwy	±33,798 RSF	±1.60 AC	1984/2001
TOTALS		**±184,400 SF**	**±10.20 AC**	

MEDICAL OFFICE PORTFOLIO
BUILDING **PHOTOS**

Stonewood East Sign

Stonewood Commons III

Stonewood East 1000
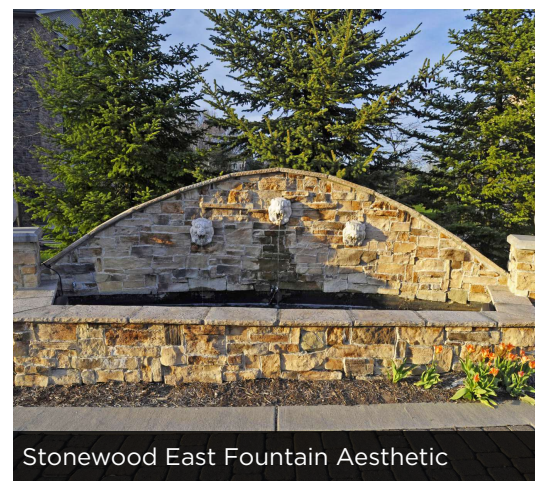

Stonewood East 3000

Stonewood East 4001

Stonewood East 5000

The Hope Learning Center

12330 Perry Hwy

Stonewood East Fountain Aesthetic