

FOR SALE

MEDICAL OFFICE PORTFOLIO



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

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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



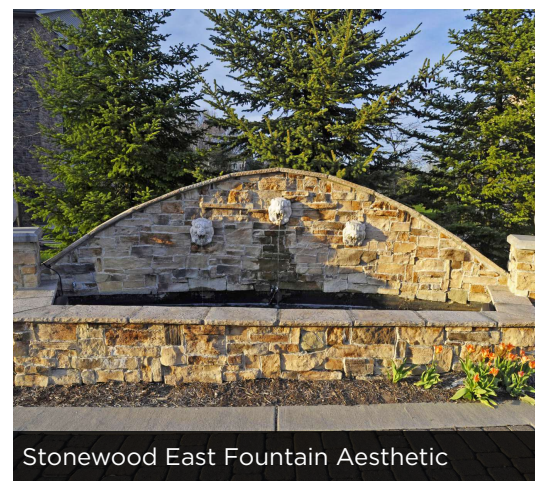
Stonewood East 5000



The Hope Learning Center



12330 Perry Hwy



Stonewood East Fountain Aesthetic