



Avison Young - Pittsburgh | Four PPG Place, Suite 300 | Pittsburgh, PA 15222

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FOR LEASE

Sunset Building

2559A Brandt School Rd, Wexford, PA 15090

**AVISON
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Property Highlights

- The Sunset Building has 3 office suites available for immediate occupancy
- Professionally managed
- Energy efficient building
- The building offers plenty of FREE parking
- 100% Sprinklered
- Located conveniently to I79, easy access to to PA Turnpike and only 30 minute commute to Pittsburgh International Airport
- Close proximity to amenities such as Soergel Orchards, Starbucks, T Bones Market, Pomodoro, Franklin Village, Sheetz, Rite Aid, Car wash, hotels and daycare
- Perfect for legal services, business services, financial services, tech, startups

Offering Summary

Lease Rate:	\$24.75 SF/yr (MG)
Available SF:	1,012 - 1,979 SF
Lot Size:	91,128 SF
Building Size:	22,000 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,801	28,234	166,066
Total Population	4,485	69,108	363,645
Average HH Income	\$157,707	\$143,763	\$99,968



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Office space for lease

2559A Brandt School Rd



Lease Information

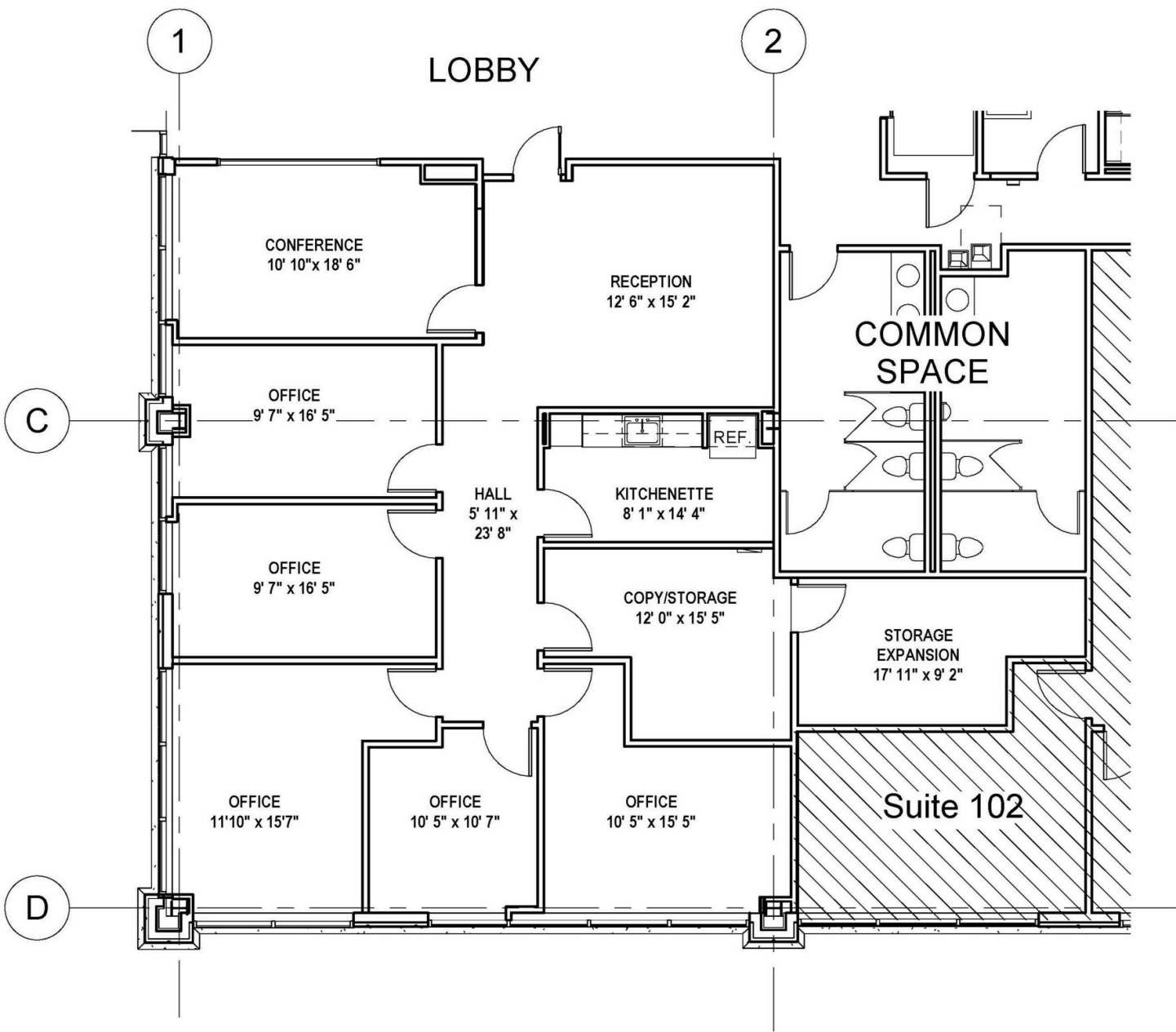
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,012 - 1,979 SF	Lease Rate:	\$24.75 SF/yr

Available Spaces

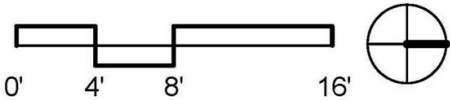
Suite	Useable SF	Type	Rate	Rentable SF
Suite 100	1,979 SF	Modified Gross	\$24.75 SF/yr	2,361 SF
Suite 102	1,012 SF	Modified Gross	\$24.75 SF/yr	1,205 SF
Suite 203	1,394 SF	Modified Gross	\$24.75 SF/yr	1,659 SF

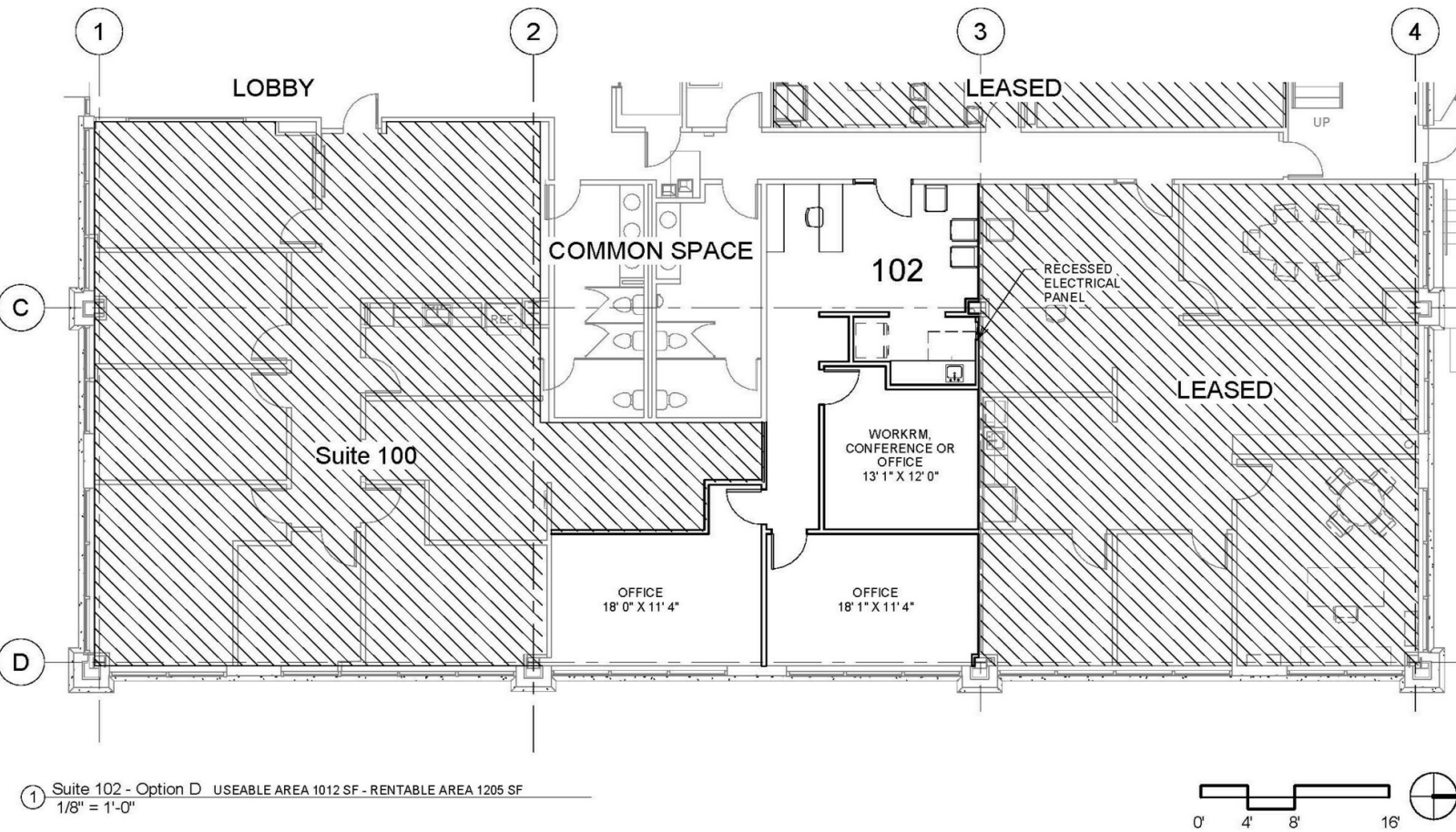


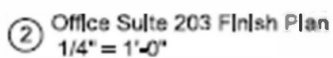
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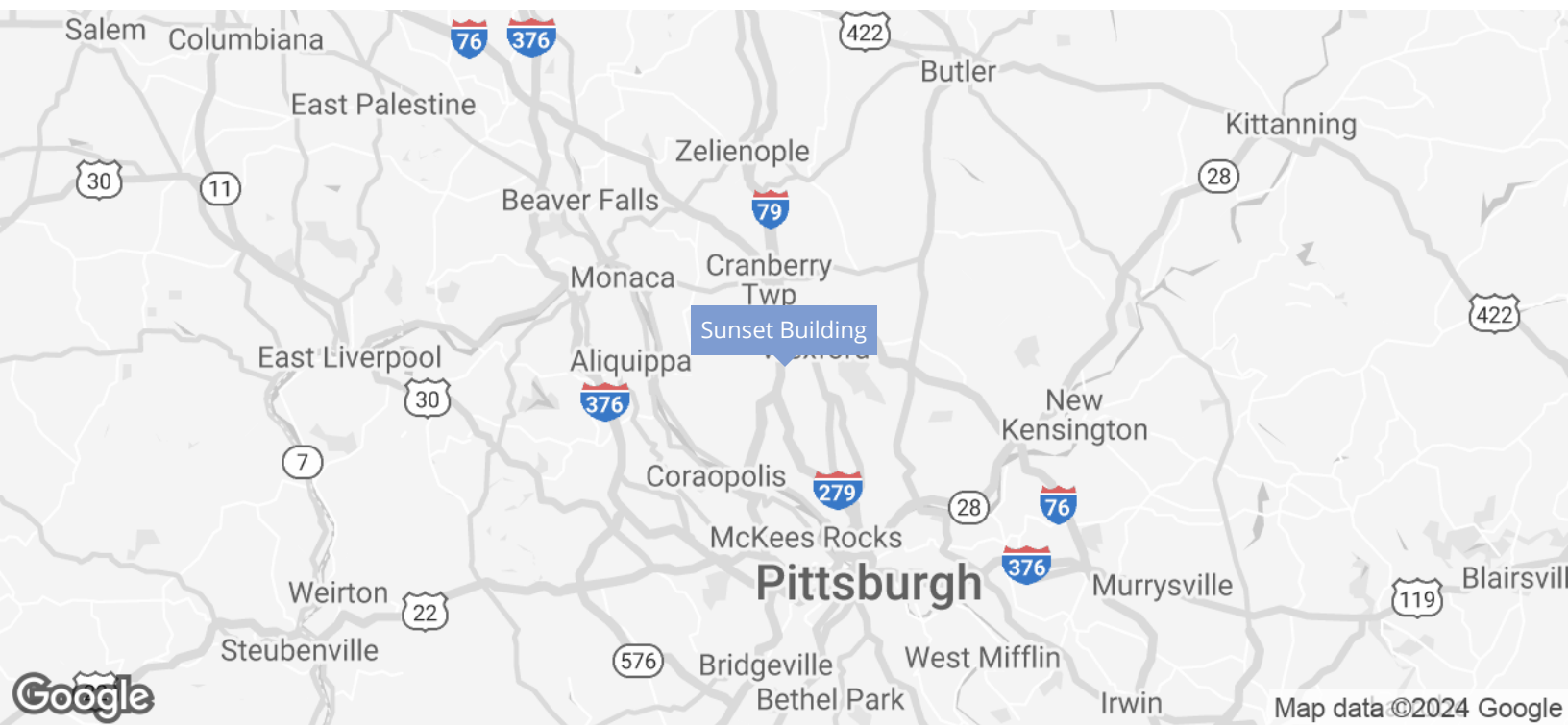


① Suite 100 - Lease Expansion EXISTING RENTABLE SF = 2180 RSF + 181 RSF = 2361 RSF
1/8" = 1'-0"









Location Description

The Sunset Building is strategically situated just off Route 910 on Brandt School Road immediately off I79's Wexford on/off intersection. There are plenty off nearby amenities such as Soergel Orchards, Starbucks, Pomodoro and the Franklin Village. Only 2 plus miles from the Wexford's main retail corridor and only about 12 miles from downtown Pittsburgh.

Location Details

Market	Pittsburgh
Sub Market	North Pittsburgh
County	Allegheny
Township	Frankln Park Borough
Nearest Highway	I79
Nearest Airport	Pittsburgh International



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Google

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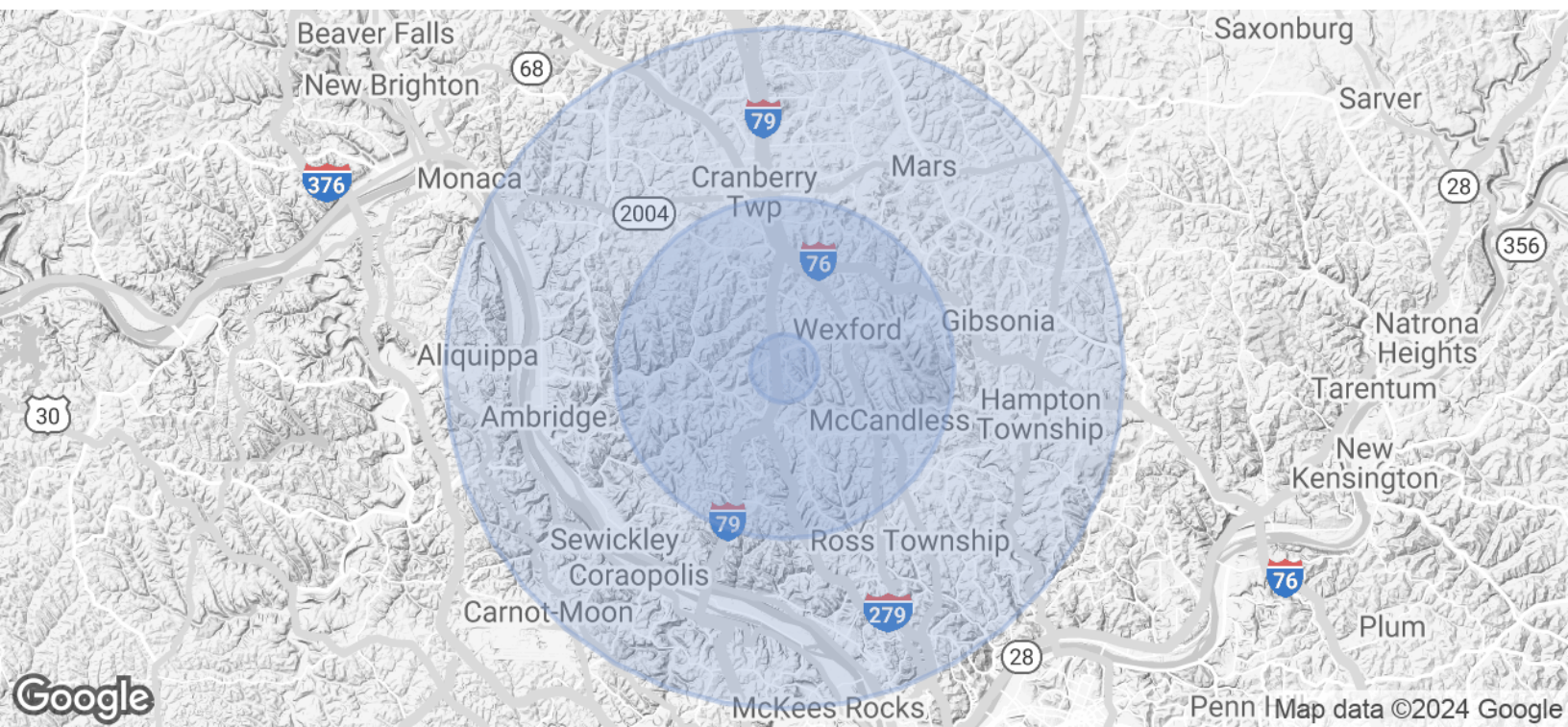
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Population	1 Mile	5 Miles	10 Miles
Total Population	4,485	69,108	363,645
Average Age	42.8	43.4	43.8
Average Age (Male)	44.9	42.0	42.1
Average Age (Female)	42.3	44.7	45.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,801	28,234	166,066
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$157,707	\$143,763	\$99,968
Average House Value	\$346,085	\$345,296	\$242,522

* Demographic data derived from 2020 ACS - US Census

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