



**7,000 SF ON FIRST FLOOR FOR SUBLEASE**

**8000 BROOKTREE RD**  
**WEXFORD, PA 15090**



**Presented By:**

**Kevin Riley, CCIM, SIOR**

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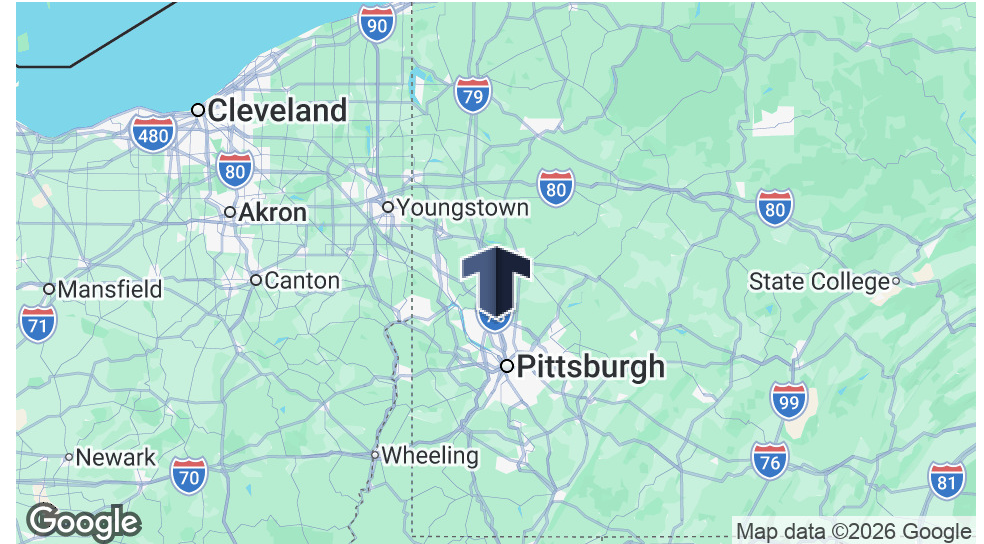
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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                |                   |
|----------------|-------------------|
| Lease Rate:    | \$20 SF/yr (NNN)  |
| Building Size: | 42,000 SF         |
| Available SF:  | 3,500 to 7,000 SF |
| Lot Size:      | 104,096 SF        |

## PROPERTY OVERVIEW

Position your business in one of the North Hills' premier office destinations. This  $\pm 7,000$  SF first-floor sublease opportunity features move-in ready office space with modern finishes and a flexible layout within a Class A building in Brooktree Office Park. With abundant free parking, direct access to Route 19, and convenient access to restaurants, shopping, and everyday amenities, the property offers an exceptional opportunity for businesses seeking immediate occupancy. Subdividing the space down to 3,500 SF may be considered.

## PROPERTY HIGHLIGHTS

- Class A office space in Brooktree Office Park
- Furniture may be available for use during the term
- Excellent visibility and direct access to Route 19
- Abundant free surface parking
- Surrounded by restaurants, shopping, and entertainment

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## ADDITIONAL PHOTOS



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## RETAILER MAP



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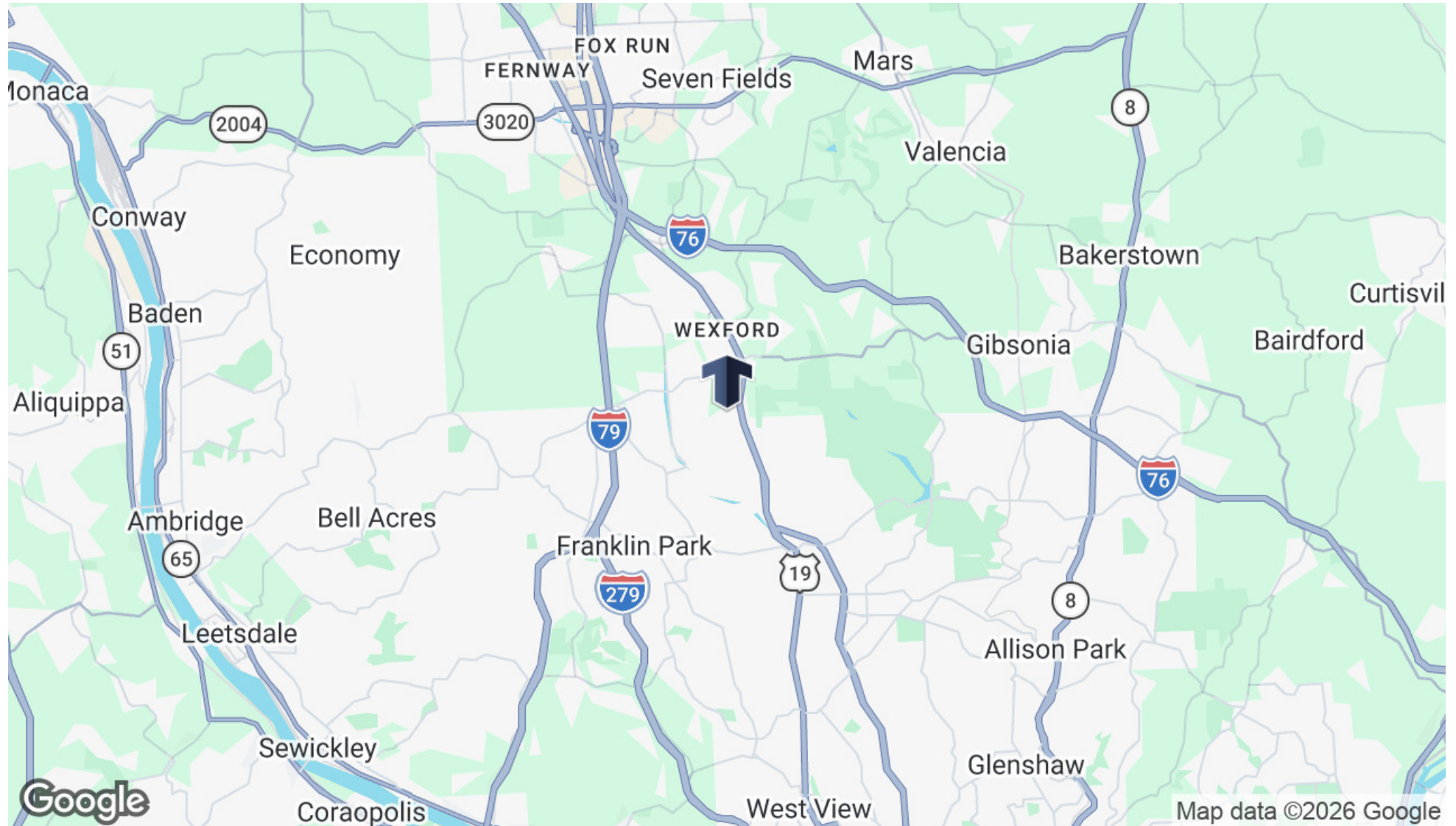
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## LOCATION MAP



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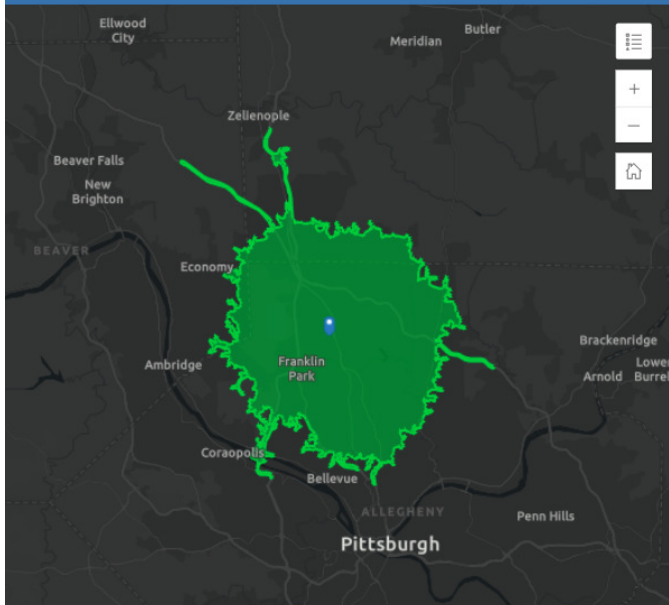


## DEMOGRAPHICS MAP & REPORT

### DEMOGRAPHIC PROFILE

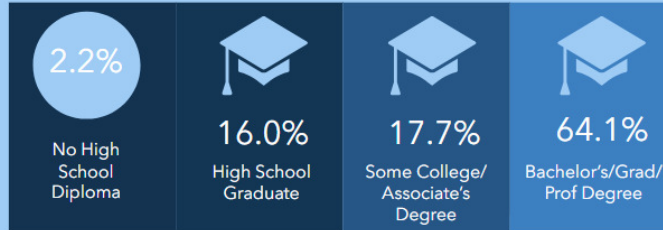
8000 Brooktree Rd, Wexford, Pennsylvania, 15090

Drive time of 20 minutes

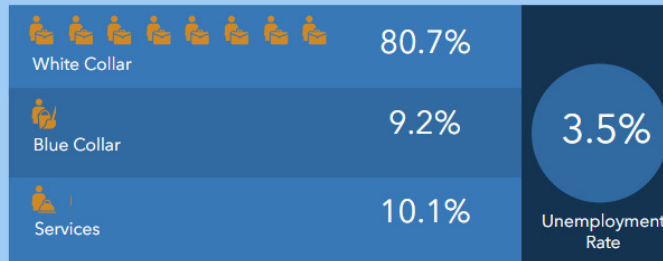


Source: This infographic contains data provided by Esri (2026, 2031).  
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#### EDUCATION



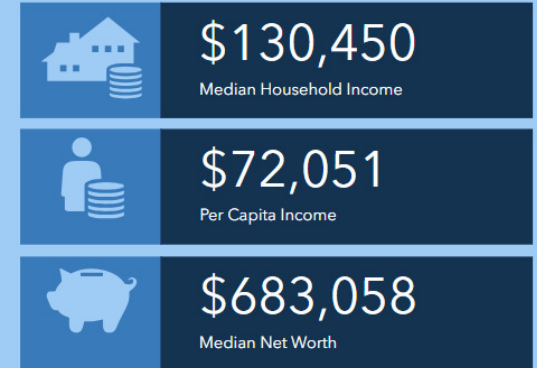
#### EMPLOYMENT



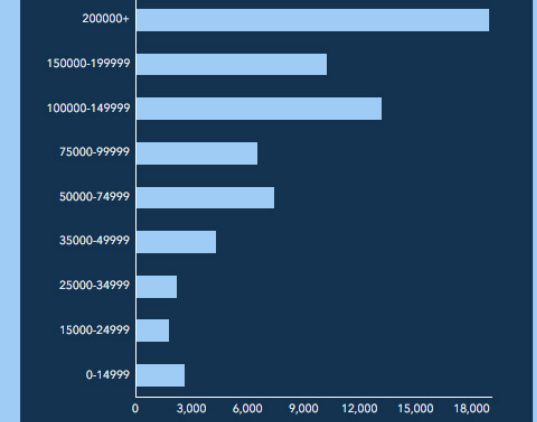
#### KEY FACTS



#### INCOME



#### HOUSEHOLD INCOME (\$)



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