OXFORD
REALTY SERVICES, INC.

FOR LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

Moon Professional Pavilion

1005 Beaver Grade Road, Coraopolis, PA 15108



Available Premises

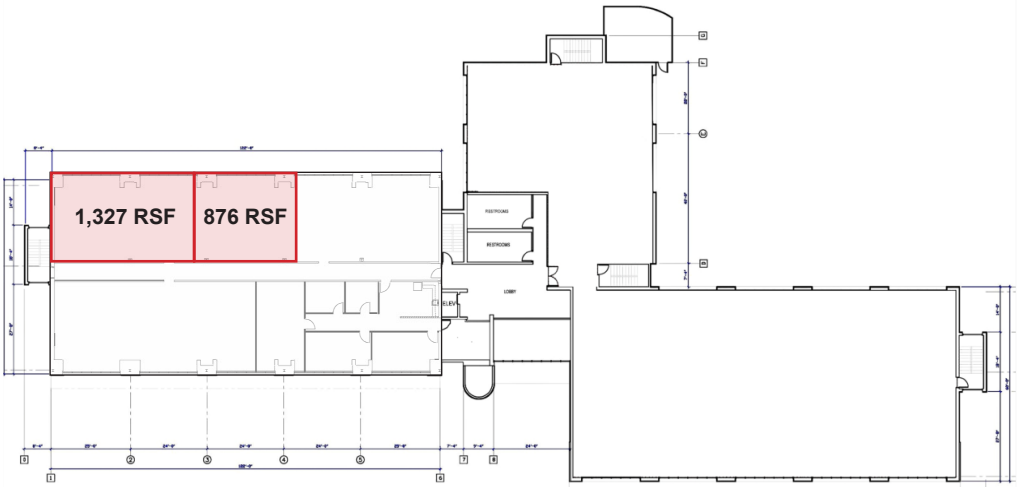
Ground Floor
- 1,408 RSF

First Floor
- 2,500 RSF

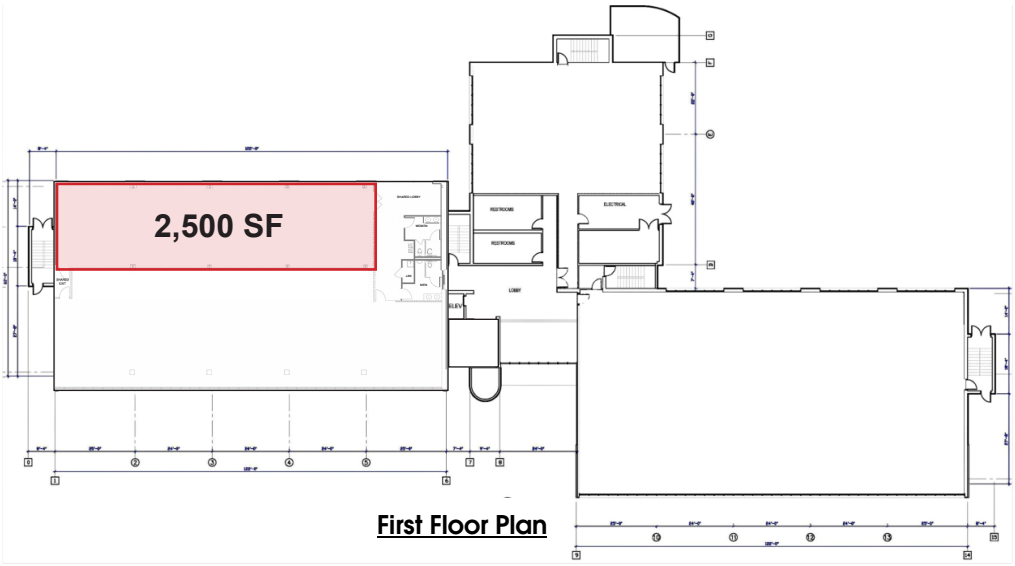
Second Floor
- 876 RSF
- 1,327 RSF

Property Highlights

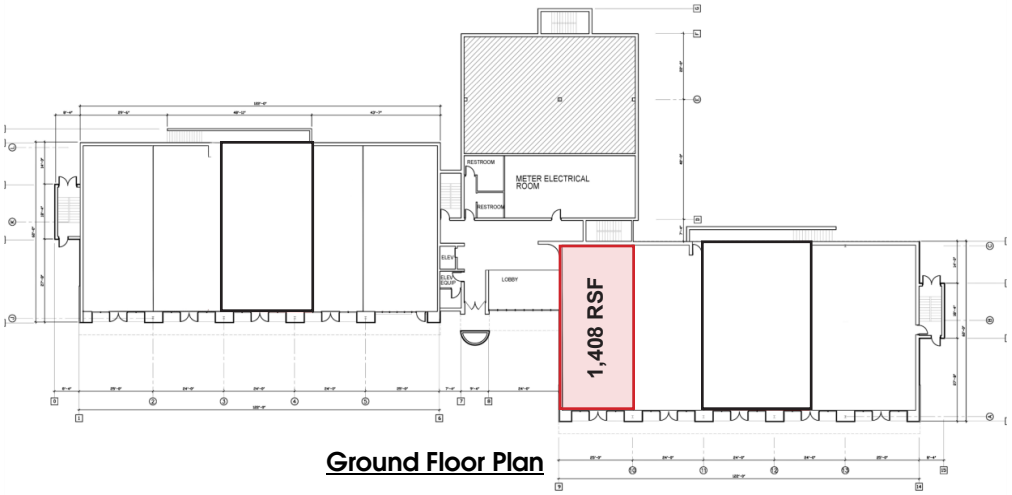
- The Moon Professional Pavilion is a 55,042 SF, three-story building offering flexible Office, Retail, and Medical Office spaces for lease
- Extensively renovated in 2020, the building features modern infrastructure and updated finishes
- Ample parking with 258 spaces available on-site
- Home to Kinder Academy Childcare and Learning Center, offering added convenience for tenants and visitors
- Bright, naturally lit interiors enhance workspaces and customer areas
- Suites available in turnkey condition and can be customized to tenant specifications



Second Floor Plan



First Floor Plan



Ground Floor Plan



AVERAGE DAILY TRAFFIC

10,885 Vehicles Daily - Beaver Grade Road

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Population	4,333	32,900	72,522
Avg. HH Income	$113,194	$115,095	$116,237

Property Location

- Strategically located in Moon Township, the property benefits from high traffic flow and close proximity to a wide range of area amenities
- Conveniently situated just 10 minutes from Pittsburgh International Airport and 15 minutes from Downtown Pittsburgh
- Easy access via the Thorn Run Interchange on Business Route 60 (just ½ mile away)

For more information please contact:

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