

AVAILABLE - FOR SALE OR LEASE (POSSESSION IN Q4-2028)



CVS CENTRE MONROEVILLE, PA

226,501 SF OFFICE & SPECIALTY FLEX OPPORTUNITY

OPPORTUNITY OVERVIEW

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CVS Centre represents a rare opportunity to lease or acquire a landmark, large-scale office and specialty flex asset in the heart of Monroeville's business district. Comprising 226,501 SF across three floors, the building offers exceptional scale, flexibility, and infrastructure—ideal for corporate headquarters, back-office operations, healthcare, R&D, technology, secure operations, or specialty users requiring high-density and controlled environments.

Positioned on nearly 10 acres and adjacent to one of the region's most significant redevelopment projects, CVS Centre offers long-term strategic value for both owner-users and investors seeking scale, visibility, and regional connectivity.

SALE & LEASE INFORMATION

CVS Centre is being actively offered for sale. Please contact the listing team to request a non-disclosure agreement and additional information regarding the offering.

The Property is currently leased through Fall 2028. Ownership is engaging with prospective users in advance to evaluate future occupancy opportunities. Interested parties are encouraged to inquire early to discuss timing, space planning, and potential interim or early access solutions.

PROPERTY FEATURES

One of the largest standalone contiguous blocks of office flex space available in Western Pennsylvania outside of the Pittsburgh CBD, offering unmatched consolidation and campus-style functionality.

- Landmark location in the core of the Monroeville business district
- Highly efficient, flexible open-floorplate design
- **800+ parking spaces**, including substantial covered parking
- Prominent signage opportunity on one of the region's highest-traffic corridors
- Strategic access to PA Turnpike and I-376 within minutes
- Nearly 10-acre site at the gateway to Monroeville Mall (currently under redevelopment planning)
- Secure, high-density infrastructure ideal for specialized operations
- Plug-and-play capability for mission-critical and operational users

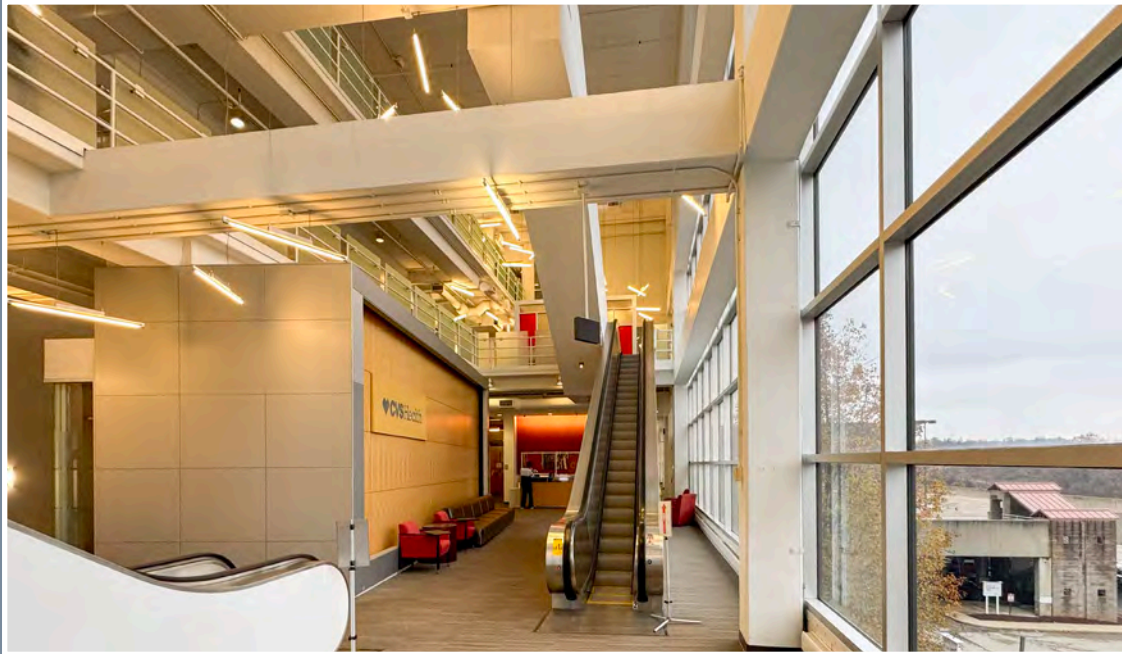
105 MALL BOULEVARD

PROPERTY DESCRIPTION

AVAILABLE PREMISES

226,501 SF - Office & Specialty Flex Opportunity

- Level One - 103,850 SF
- Level Two - 62,297 SF
- Level Three - 60,354 SF



PROPERTY SUMMARY

Property Overview

- Three-story office and warehouse building on 9.369 acre
- Net Rentable Area: 226,501 SF
- Zoning: [C-2 Business District](#)
- Parking: 823 spaces (382 garage + 441 surface) - 3.63/1,000

Key Physical Features

- Reinforced concrete construction with precast floors
- Rubber membrane roof (2009) with 38 skylights
- Loading dock with (3) overhead doors
- 5 stairwells + 2 exterior stair towers
- 4 escalators and 5 hydraulic elevators

Power & Infrastructure (Rare for Office)

- (4) 1,600A | 277/480V | 3-phase panels
- (3) Generac diesel generators + Kohler gas generator
- ASCO transfer switches + surge suppression
- Full wet sprinkler system + GE EST-3 fire alarm

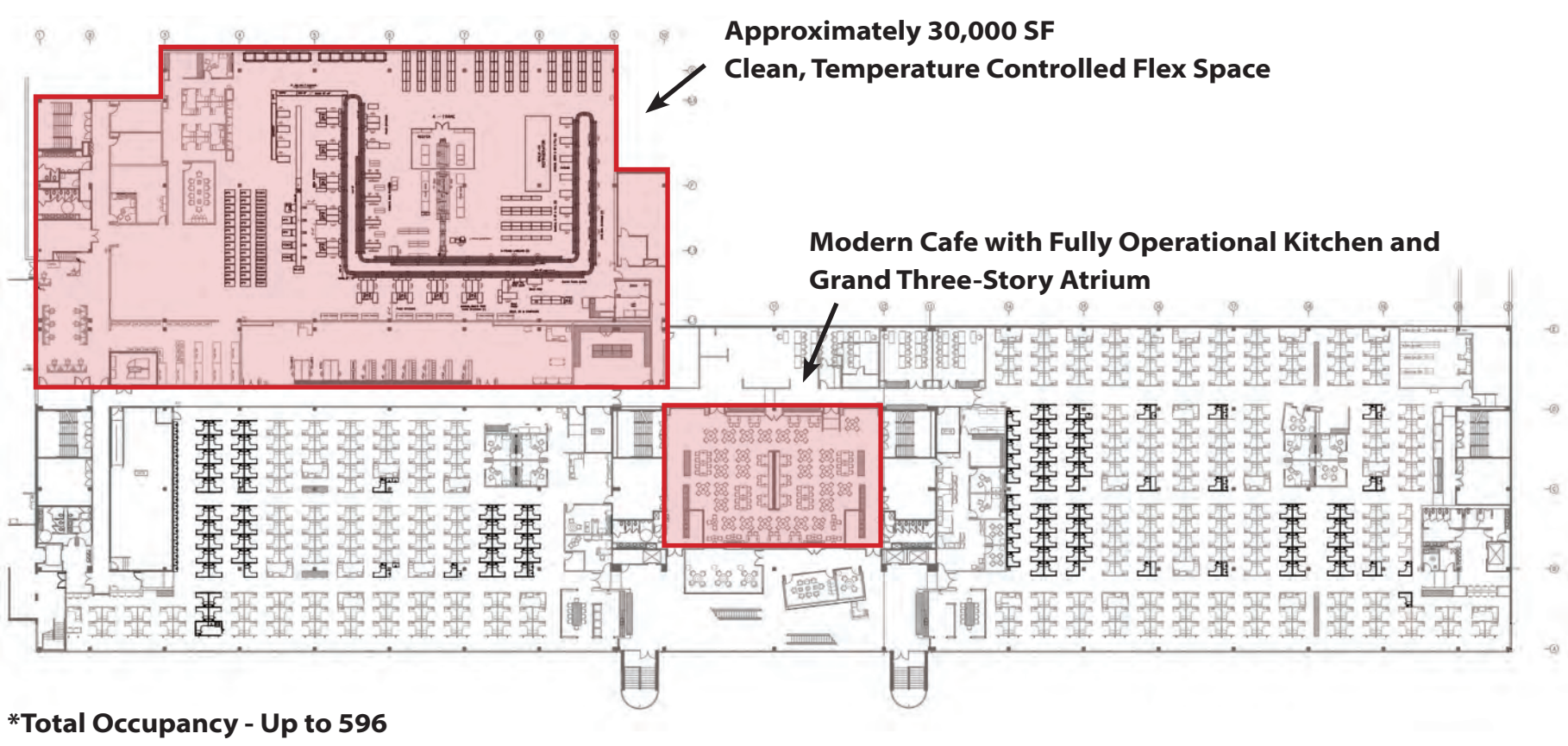
Interior & Support Areas

- 6 kitchenettes | 20 restrooms | 8 janitor closets
- Emergency eyewash stations at loading/storage
- Concrete ceilings, carpeted offices, tiled restrooms

105 MALL BOULEVARD

FLOOR PLANS

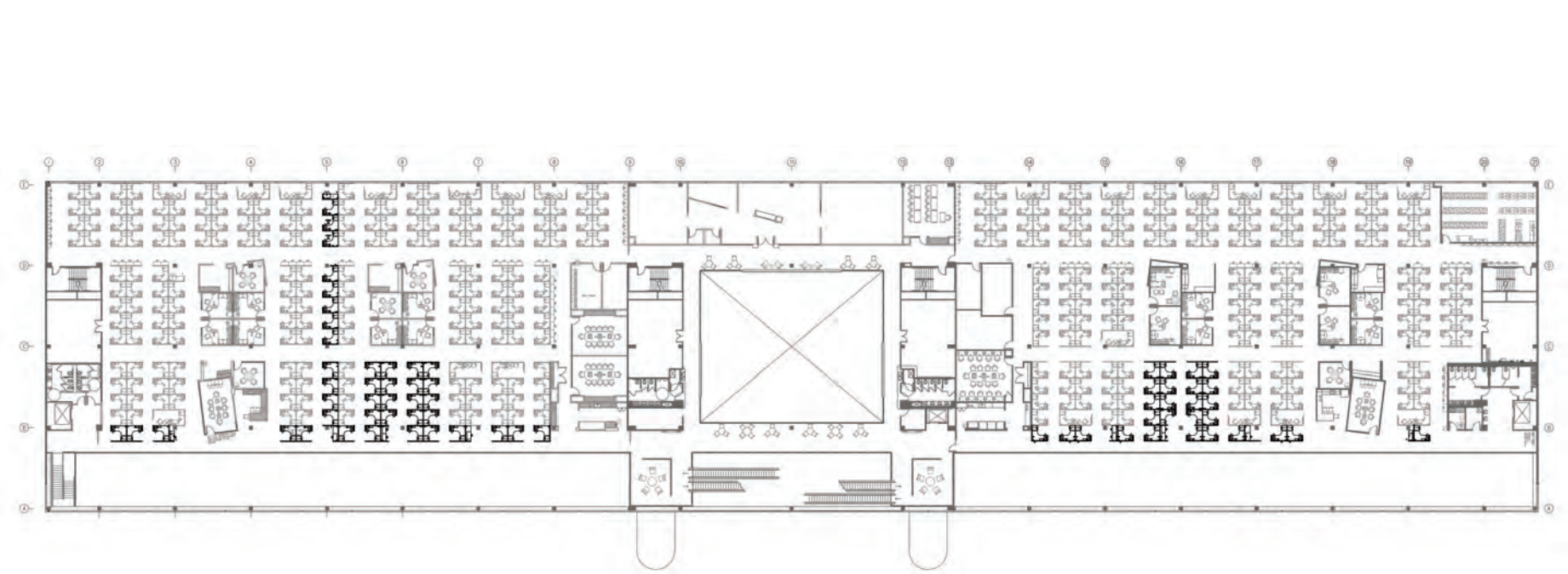
FIRST FLOOR | 103,850 SF



105 MALL BOULEVARD

FLOOR PLANS

SECOND FLOOR | 62,297 SF

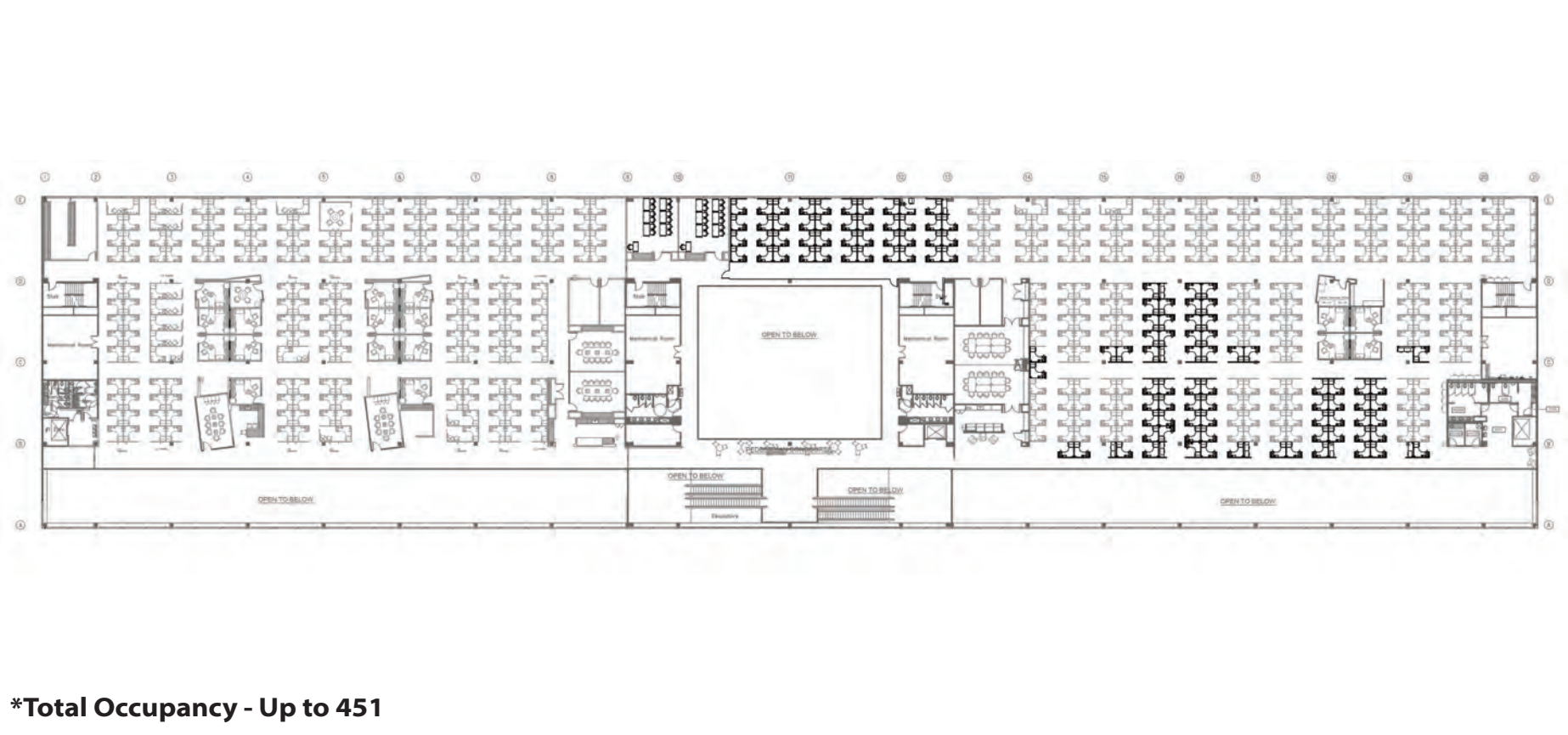


*Total Occupancy - Up to 451

105 MALL BOULEVARD

FLOOR PLANS

THIRD FLOOR | 60,354 SF



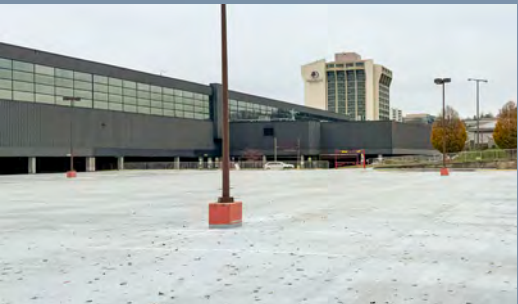
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INTERIOR PHOTOS



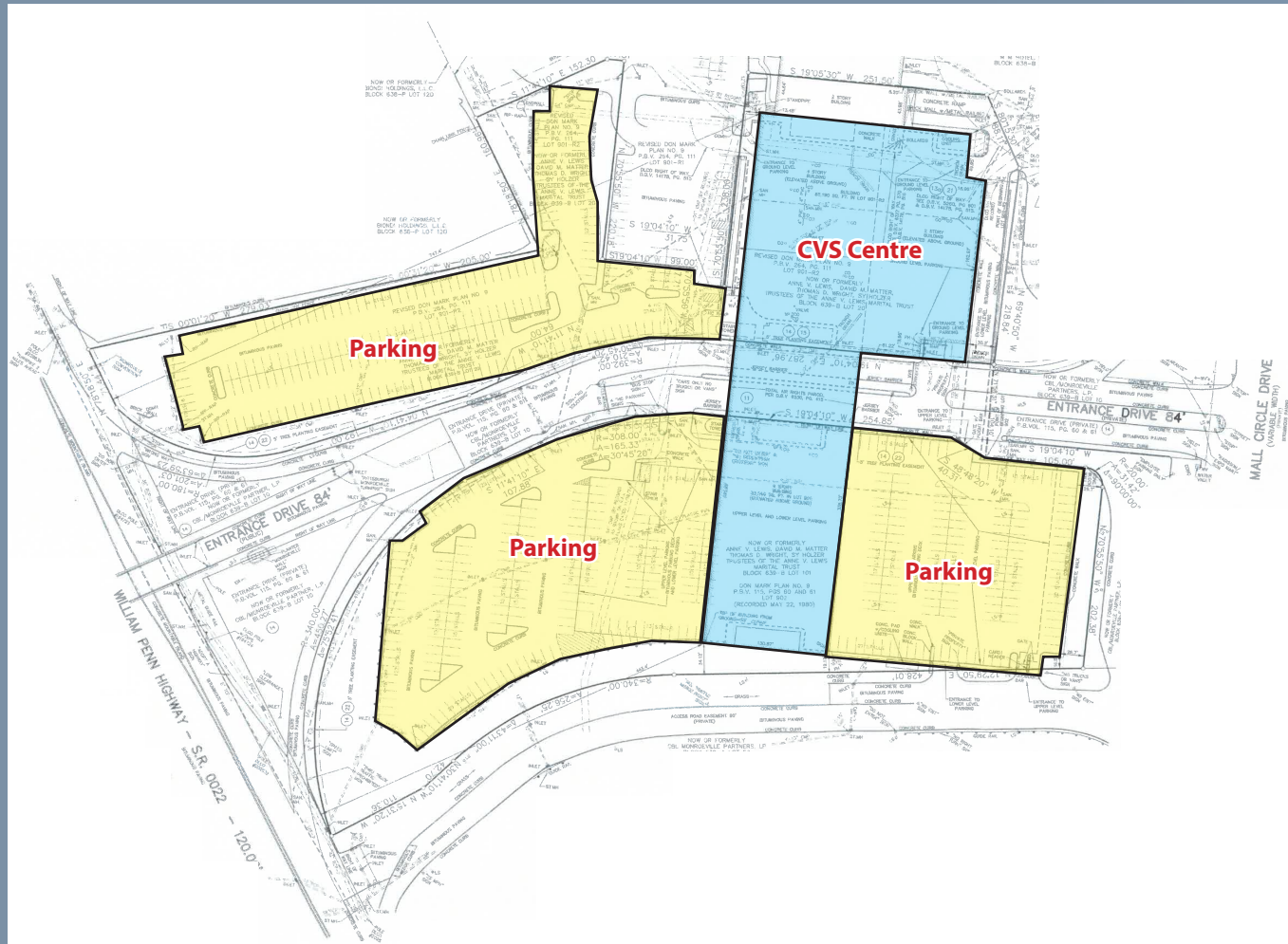
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EXTERIOR PHOTOS



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SITE PARKING



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PROPERTY LOCATION



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