



For Lease

The Northern Building

125 Warrendale Bayne Road
Wexford, PA 15090

1,870 RSF and 2,875 RSF suites
available on the first floor

Can be combined for total of
4,745 RSF



Accelerating success.

525 William Penn Place
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Building Amenities

- Excellent location conveniently located just off the Warrendale Exit of I-79
- Close proximity to PA Turnpike
- Land lease opportunity
- Incredible demographics
- Abundant natural light
- Fantastic signage opportunity
- On-site free parking
- 1.15 acres parcel
- Efficient floor design

Demographics



1 mile:

3 miles:

5 miles:

Population:

2,012

28,601

77,812



Households:

783

10,893

29,429



Avg. HH
Income:

\$149,049

\$165,026

\$157,345



Population
Growth: 2026

2,299

30,028

81,549



HH Growth:2026

902

11,506

31,025



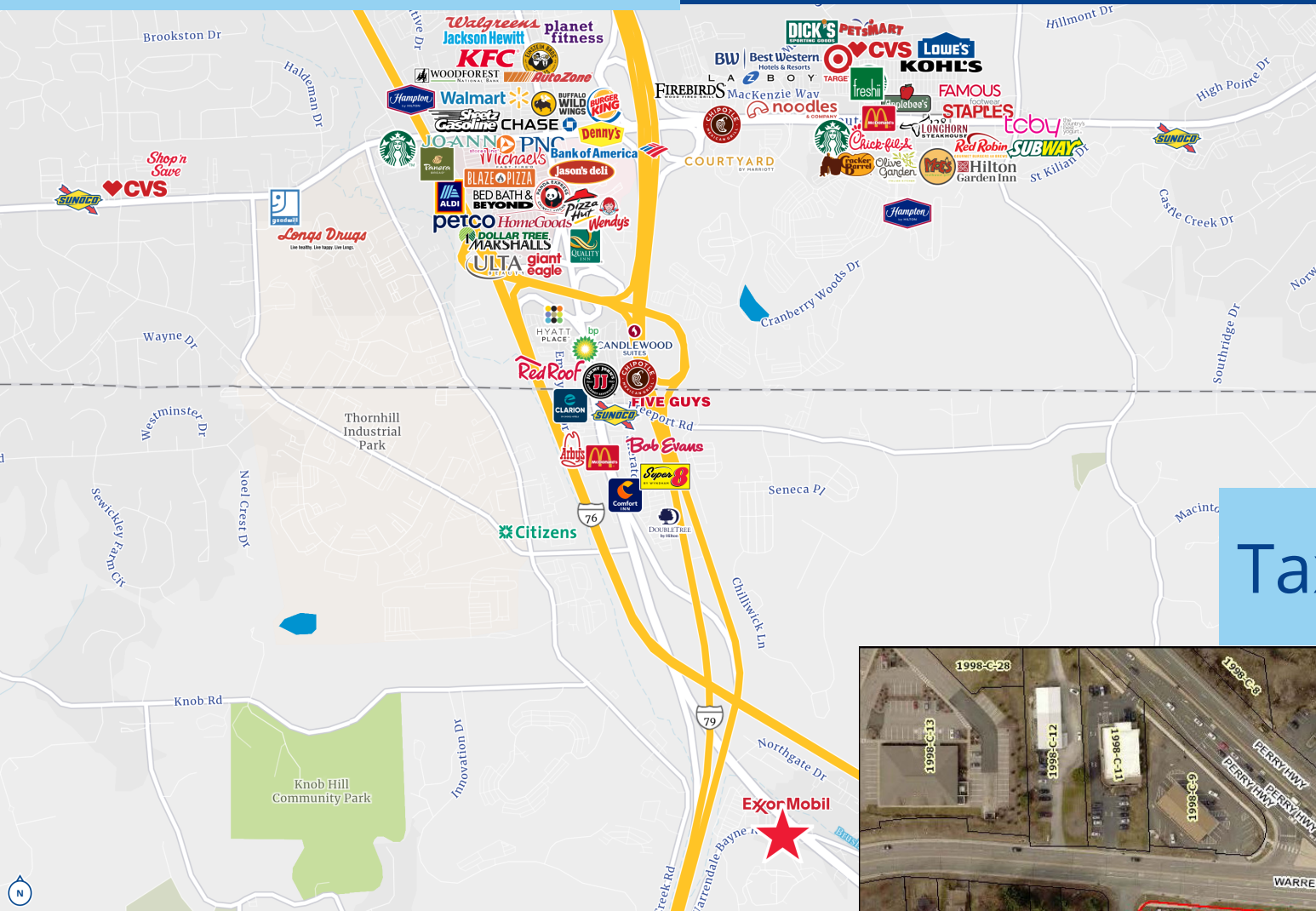
HH Income
Growth:2026

\$169,726

\$182,103

\$173,725

Location Map



Tax Parcel Map





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