



## OAKMONT STATION BUILDING TWO

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FOR LEASE

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527 Cedar Way  
Oakmont PA 15139

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# PROPERTY HIGHLIGHTS

## FEATURES:

- Beautiful colonial style, two story brick professional office building in the heart of the Oakmont Business District. Within minutes of Pennsylvania Turnpike and Route 28.
- Ample parking in lot
- Utilities:
  - Gas: Equitable
  - Electric: Duquesne Light
  - Water: Oakmont Water Authority
  - Sewage: Alcosan



## TOTAL SIZE:

13,778 +/- square feet

## AVAILABLE SPACE:

### First Floor:

Suite #101: 1,134 rsf

Suite #103: 1,134 rsf



## LEASE RATE:

\$1,625 per month + utilities/  
janitorial

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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	7,561	34,702	105,593
Median HH Income	\$71,610	\$66,840	\$63,214

