



OAKMONT STATION BUILDING TWO

FOR LEASE

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



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

