

FOR LEASE

Office/Medical/Retail Building

Three Allegheny Plaza
333 Allegheny Avenue
Oakmont PA 15139



Property Highlights:

- Three Story Professional Office/Medical/Retail Building located in the heart of the Oakmont Business District and within minutes of the PA Turnpike & Route 28
- Building Size: 37,500 Square Feet
- **Available Suites:**
 - First Floor: 2,000 Rentable Square Feet
 - Second Floor: 3,800 Rentable Square Feet
 - Third Floor: 2,560-3,341 Rentable Square Feet
- Ample Parking: Indoor Garage & Outside Lots
- **RENTAL RATE:**
 - First Floor: \$25.50 psf + all utilities
 - Second/Third Floor: \$16.50 psf + pro-rata share of all utilities & janitorial

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population	9,970	36,594	119,032
Median HH Income	\$65,926	\$69,473	\$62,497



CONTACT:
David Hanley
Broker
412.261.6532 x237
david@prudentialrealty.com

PRC Commercial
3700 South Water Street
Suite 105
Pittsburgh, PA 15203
www.prudentialrealty.com

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