



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 #102: 1,191 rsf

Second Floor:

Suites #201/#202: 2,310 rsf



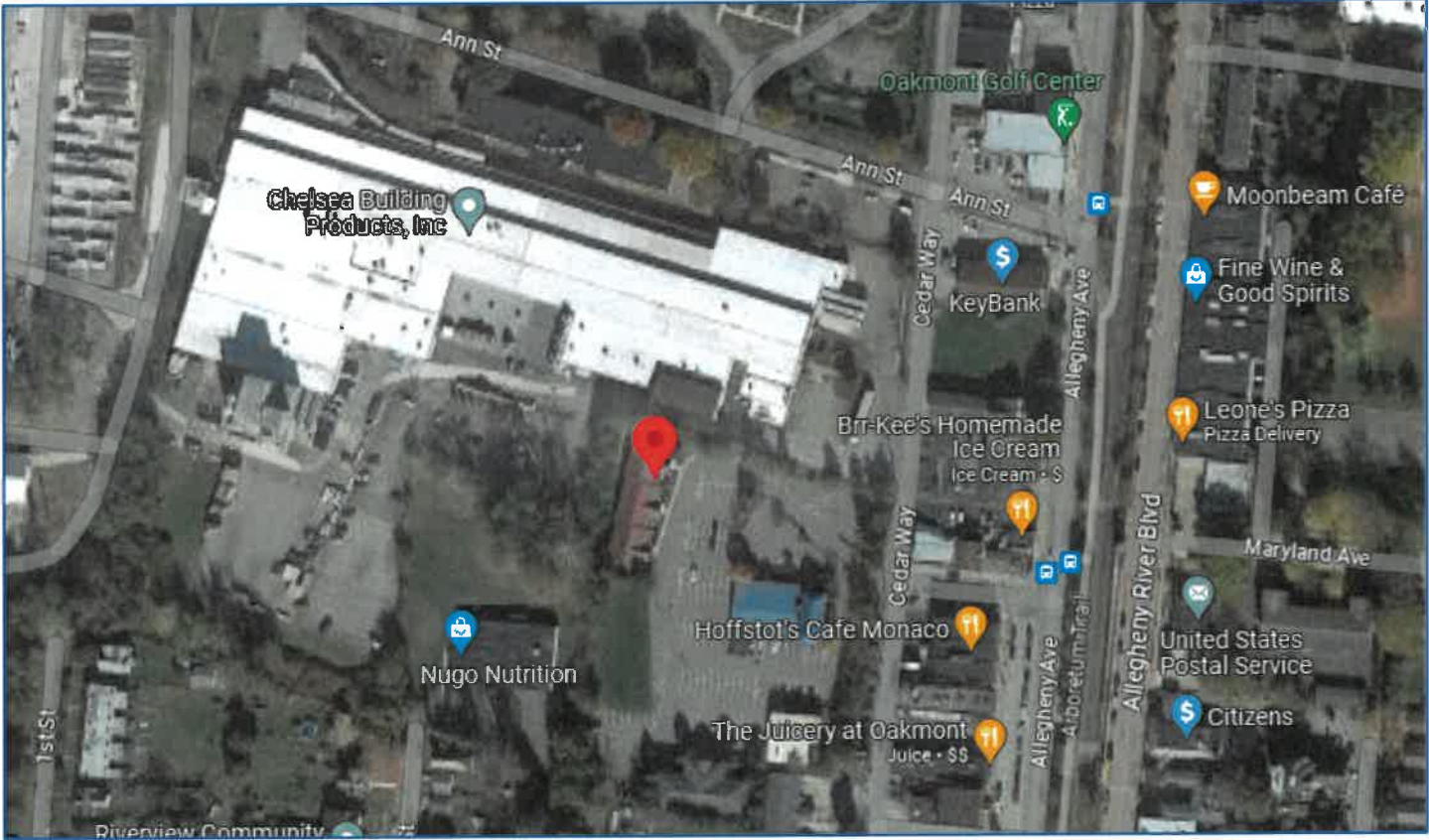
LEASE RATE:

\$17.75 psf + utilities/janitorial

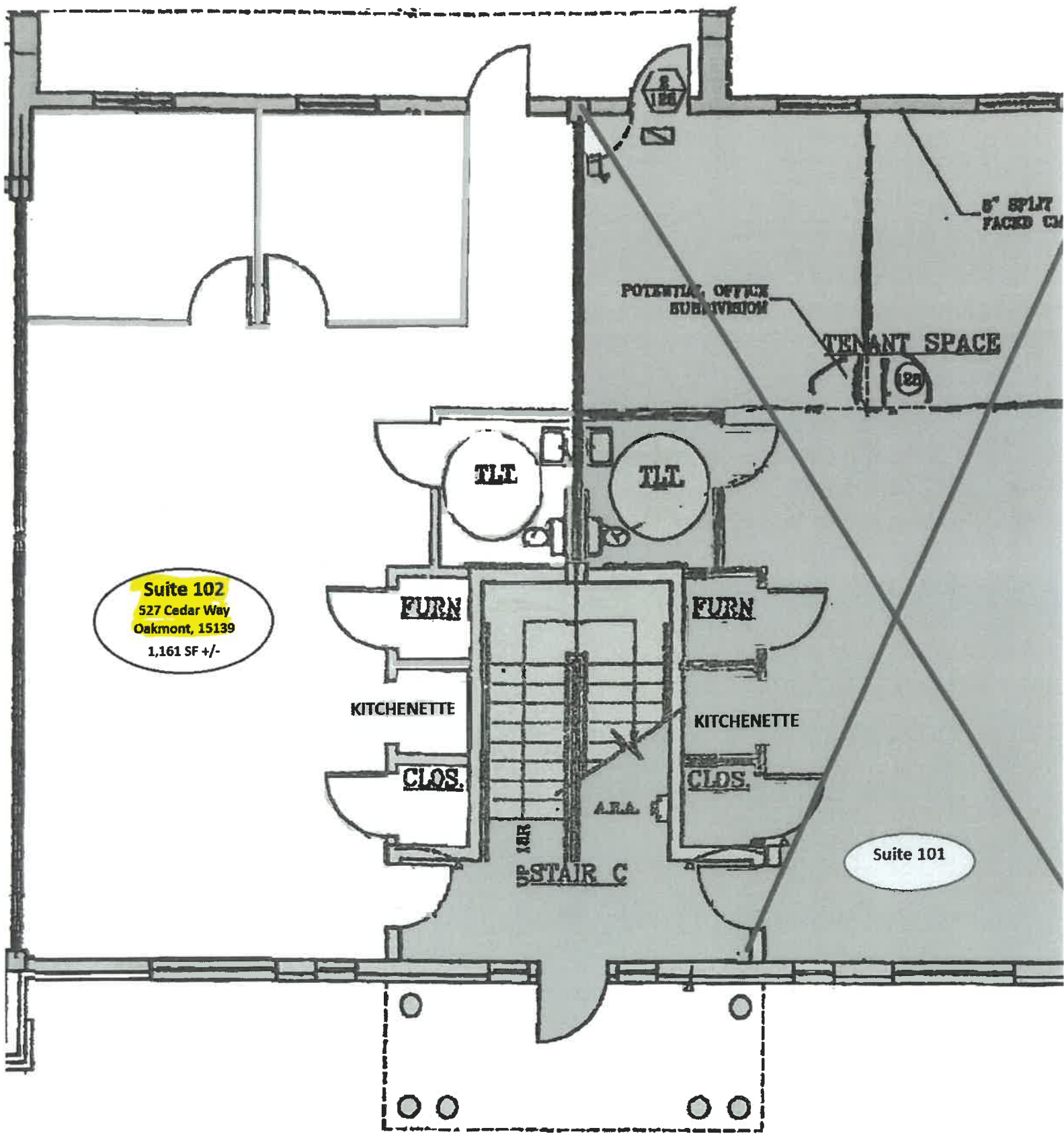
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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2025 Population	8,124	34,454	110,096
Median HH Income	\$90,721	\$83,796	\$73,786



Suite 102
527 Cedar Way
Oakmont, 15139
1,161 SF +/-



POTENTIAL OFFICE
SUBDIVISION

TENANT SPACE

5' SPLIT
FACED CM

R

R

FURN

FURN

KITCHENETTE

KITCHENETTE

CLOS.

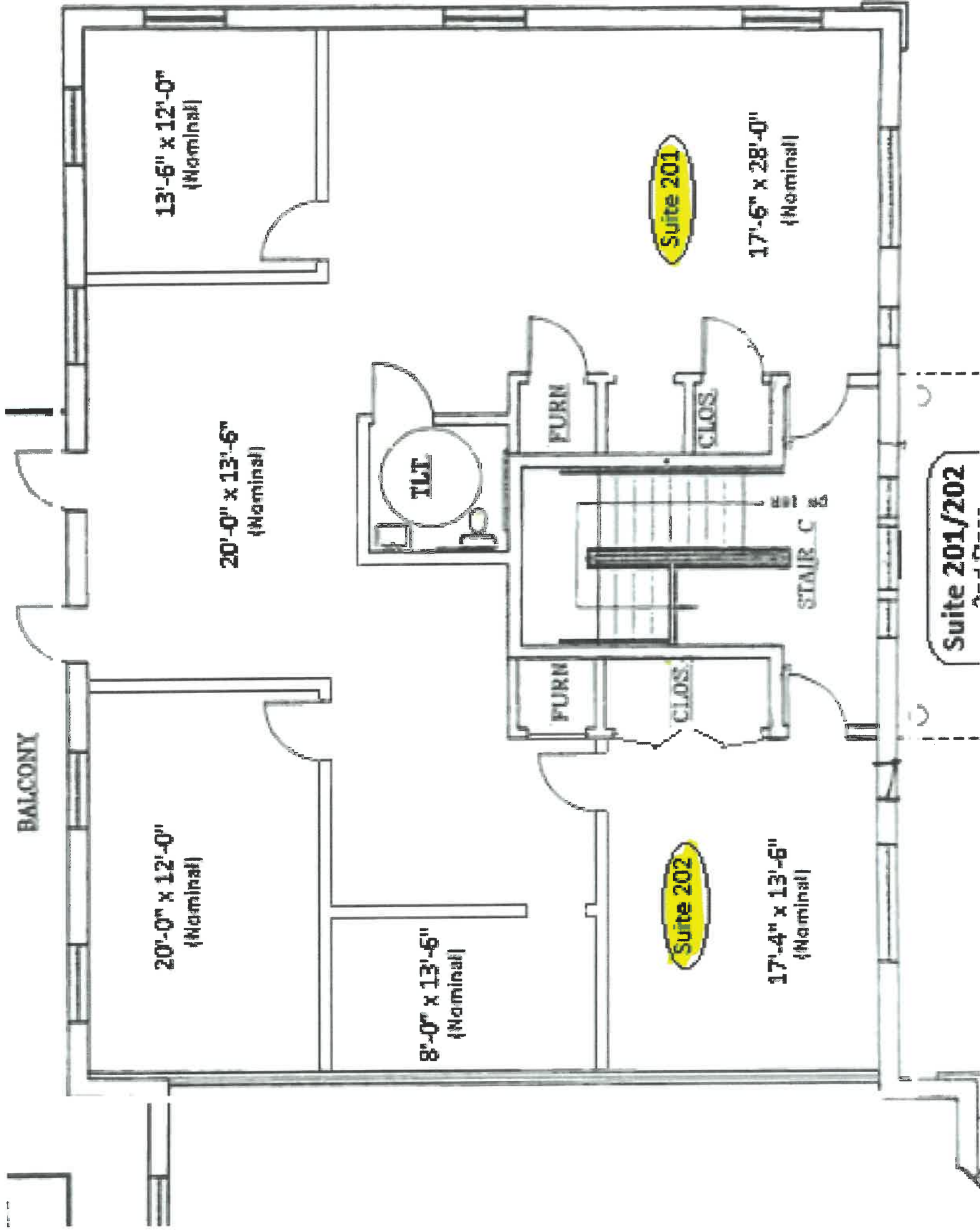
CLOS.

R

A.R.A.

STAIR C

Suite 101



13'-6" x 12'-0"
(Nominal)

20'-0" x 13'-6"
(Nominal)

BALCONY

20'-0" x 12'-0"
(Nominal)

8'-0" x 13'-6"
(Nominal)

Suite 201

17'-6" x 28'-0"
(Nominal)

TLT

FURN

CLOS

STAIR C

FURN

CLOS

Suite 202

17'-4" x 13'-6"
(Nominal)

Suite 201/202