

# 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:**
  - Third Floor: 3,341 Rentable Square Feet
- Ample Parking: Indoor Garage & Outside Lots
- **RENTAL RATE: \$15.50 psf + pro-rata share of all utilities & janitorial**

### DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2017 Population	9,748	35,894	119,938
Median HH Income	\$55,070	\$60,040	\$53,786



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