

FOR LEASE
**Penn Commons Office/Medical
 Building**

6145 Saltsburg Road
 Pittsburgh PA 15235



SITE: Two-Story Brick Office/Medical/Retail Building

SIZE: 16,500 +/- Square Foot Building

Available Space: First Floor

Suite #100 - 829 rentable square feet

Suites #104 & #105 - 1,320 rentable square feet

Combined Suites #100, #104, #105
 2,149 rentable square feet

PARKING: Approximately 100 Parking Spaces

TRAFFIC COUNT: 15,000 Vehicles Per Day

ZONING: B-2 Commercial

LEASE PRICE: \$12.00 psf + electric/gas/janitorial

Current Tenants:

- Key Bank
- Dr. Gray
- Paula-Teacher & Associates
- Dr. Blank - Dentist
- Dr. Bauman - Chiropractor

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2017 Population	7,472	61,000	153,971
Median HH Income	\$50,677	\$52,392	\$51,969



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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