Office / Medical | For Lease | 3,749 SF | Single Tenant

1629 Union Ave
Natrona Heights, PA 15065

$16.00/SF/YR | $4,999/Month

PROPERTY OVERVIEW

An exceptional opportunity to lease a 1-level former medical/office building in the heart of Natrona Heights Plaza. This well-maintained 3,749 SF building formerly served as a highly successful AHN Surgery Institute. The space features 9 private offices, a waiting area, receptionist area, conference room, 2 exam rooms, and 2 ADA-compliant bathrooms. No steps — fully accessible. Back entrance and parking are super convenient for employees. Surrounded by a strong mix of retail and professional businesses. Landlord offering 3 months FREE RENT for a minimum 3-year lease. Low taxes make this very affordable. Perfect for medical, office, or daycare use.

PROPERTY DETAILS

Address	1629 Union Ave, Natrona Heights, PA 15065	**County**	Allegheny
Building Size	3,749 SF	**Vacant SF**	3,000 SF
Property Type	Office / Medical / Retail	**Subtype**	Traditional Office
Zoning	C-2	**Parking**	20 Spaces
Tenancy	Single	**APN**	1519-K-00175-0000-00
Elevators	No — Single Level	**ADA Compliant**	Yes

INVESTMENT HIGHLIGHTS

- Former AHN Surgery Institute — move-in ready medical/office space

- 3 months FREE RENT offered for a minimum 3-year lease
- 9 private offices + waiting area + conference room + 2 exam rooms
- No steps — fully ADA compliant with back entrance and parking
- 20 parking spaces — ample for customers and employees
- Located in Natrona Heights Plaza — strong retail and professional co-tenancy
- Minutes from Route 28 — excellent regional accessibility
- Low taxes — very affordable total occupancy cost

FINANCIAL SUMMARY

Lease Rate	$16.00/SF/YR | $4,999/Month
Building SF	3,749 SF
Available SF	3,000 SF
Free Rent Incentive	3 Months Free for 3-Year Lease
Zoning	C-2
CAM Charges	Contact Agent for Details

LOCATION & DEMOGRAPHICS

Located in Natrona Heights Plaza on Union Ave (Freeport Rd corridor), Allegheny County — minutes from Route 28 providing direct access to Pittsburgh and the Allegheny River Valley. Natrona Heights is a established commercial hub serving Harrison Township and surrounding communities. The plaza location offers excellent visibility with strong foot traffic from neighboring retail tenants. Allegheny Valley Hospital is nearby, supporting demand for medical and professional office uses in this corridor.

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Information contained herein is from sources deemed reliable but not guaranteed. All measurements are approximate. Broker co-op available. Buyer responsible to verify all information.