



## MT. LEBANON PROFESSIONAL BUILDING

FOR LEASE

20 Cedar Blvd.  
Pittsburgh PA 15228

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# PROPERTY HIGHLIGHTS

## FEATURES:

- Professional Office/Medical Building
- Common areas renovated in 2021
- Located in the heart of Mt. Lebanon Business District
- Walking distance to bus service
- Available off-street parking
- Building is professionally managed

## BUILDING SIZE:

**15,000** +/- SQ FT. W/ELEVATOR

## AVAILABLE SPACE:

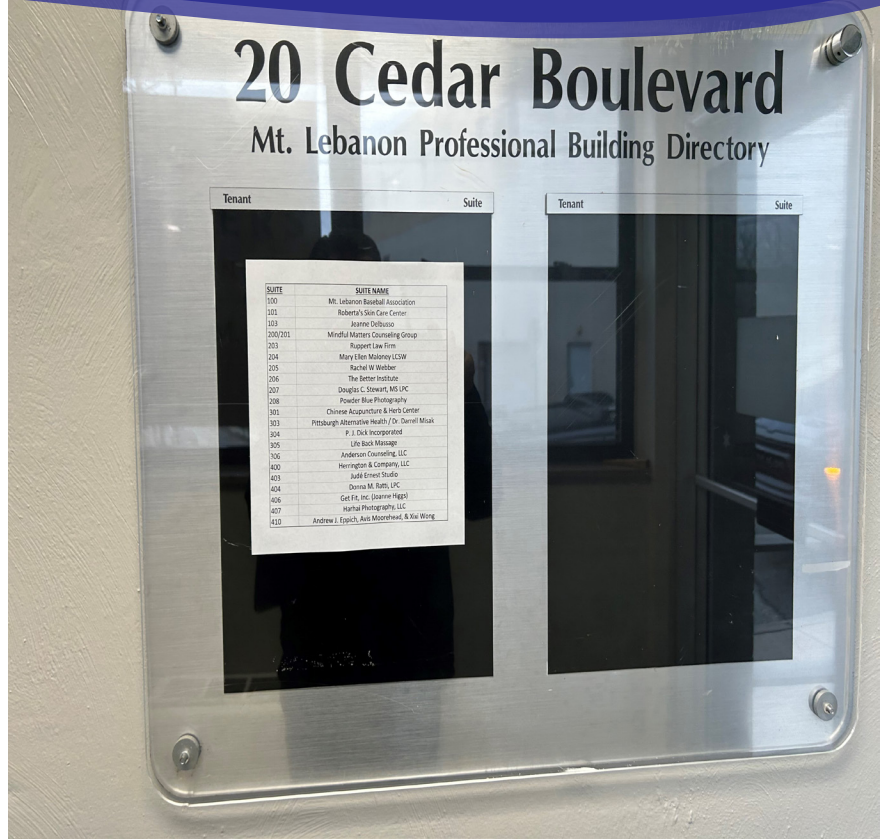
### First Floor:

Suite #102: 260 rsf

Suite #103: 1,048 rsf

## RENTAL RATE:

**\$12.00** psf + janitorial



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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2022 Population	21,176	121,461	272,844
Median HH Income	\$93,862	\$74,958	\$69,751

