

**9,085 SF OFFICE  
PROPERTY FOR SALE**

**8057 Rowan Rd  
Cranberry Township PA**

**OWNER USER / INVESTMENT OPPORTUNITY**



Harvest Commercial  
Real Estate Services  
[www.harvestcre.com](http://www.harvestcre.com)

**JANINE DILORETO 724.454.4702 | [janined@harvestcre.com](mailto:janined@harvestcre.com)**  
HCRE | 4848 Route 8, Unit 2 | Allison Park, PA 15101

# PROPERTY DETAILS

SALE PRICE	\$1,950,000
BUILDING SIZE	9,085 SF (77 SF Vestibule)
FLOORS	Multi-Level Suite 100 (2 Floors) Suite 200 (1 Floor)
LOT SIZE	1.39 acres
PARCEL ID	130-4F46-38E-00000
ZONING	SP-1
COUNTY	Butler
SUB-MARKET	Cranberry
YEAR BUILT	2007
YEAR RENOVATED	2016
PARKING	21 Spaces
% LEASED	80%
VACANCY	2,464 SF (Suite 100)
TAXES	\$14,718.00
INSURANCE	\$8,381.00
MAINTENANCE	\$11,700.00
ROOF	Duro-Last 2005; inspected 2026
MECHANICAL	Suite 100 - AC installed 2016 Suite 200 - AC installed 2024

## SUITE DETAILS:

SUITE 100:	2,464 SF: (Vacant) Two Floors Reception Area, Sound Proof Conference Room, Two ADA restrooms, Kitchen, Private office and Open area (area to add wheel chair lift)
SUITE 200:	6,544 SF (Easter Seals): Four ADA Bathrooms (one child size), Kitchen, 5 offices, 3 large Classroom Areas, Physical Therapy room, Video Room, Quiet Room, Conference Area and Exterior Playground
APPROX. ANNUAL UTILITY COSTS	5 years 11/1/2025-10/31/2030 Rent = \$14,996.67/month  Gas = \$5,820.0 Electric = \$6,554.00 Water/Sewer = \$1,821.00 Trash = \$1,906.00



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# PROPERTY DETAILS

- Open Span design and constructed with low to no maintenance required by incorporating block, steel, and concrete.
- Natural light through three skylights adds ambiance to the overall design of the building.
- The concrete floor approx. 8 inches thick to accommodate heavy-load equipment
- DURO-LAST Roof maintained by DURO-LAST and inspected in 2026
- Extensive Plumbing for bathrooms, kitchens (2), and medical-style fixtures (3) were added for the special needs children in Suite 200.
- An E-Mon D-Mon meter is active and available to use for monitoring and evaluating electrical usage between Suite 100 and Suite 200.
- Decorative coffer ceiling on the second floor of Suite 100.
- Internally illuminated street sign mounted on I-Beams (12' x 6') panels can be changed for different uses.
- Easter Seals has invested significantly both inside and outside to support the special needs children they serve. This includes features such as the outdoor playground for children with disabilities and numerous physical and sensory accommodations.
- Circular driveway to easily accommodate in and out transportation and traffic flow.
- Soundproof conference room in suite 100, ideal for meetings and video recordings.
- Approval from Cranberry Township to add up to 8 additional parking spaces, 4 along the back of the building and 4 along the side of the Bio-Retention Pond
- Stormwater bio-retention and detention ponds were cleaned and regraded to match the original 2005 design volumes, accommodating additional impervious area from the eight (8) extra parking spaces. Service completed solely to support the extra parking spaces.
- Two new grinder pumps installed 2026

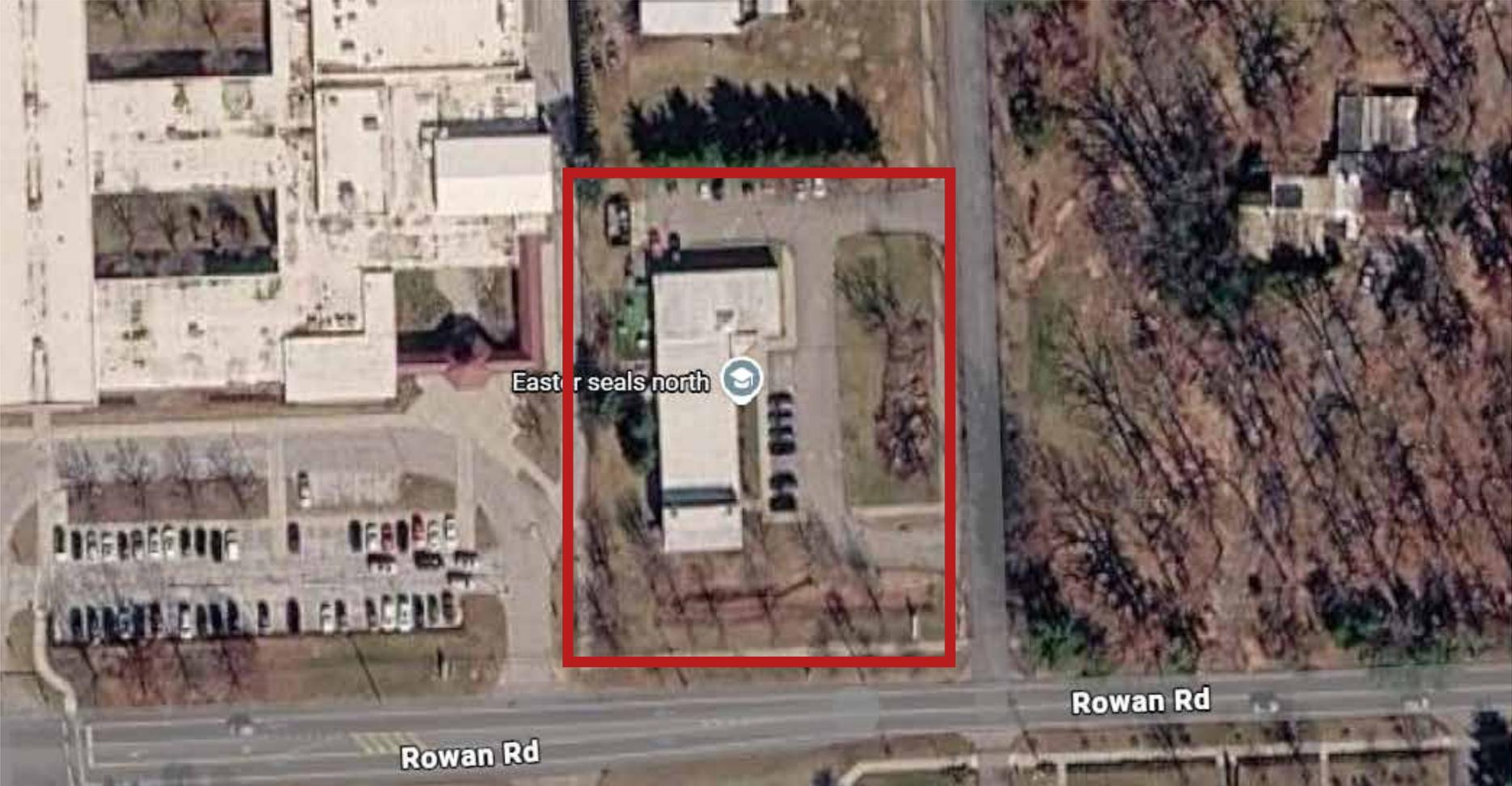


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# ARIEL MAP

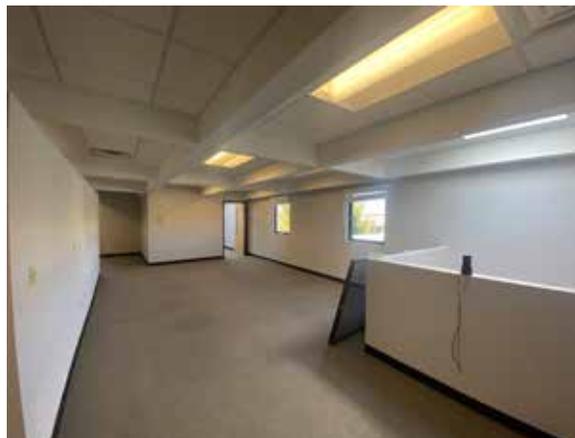
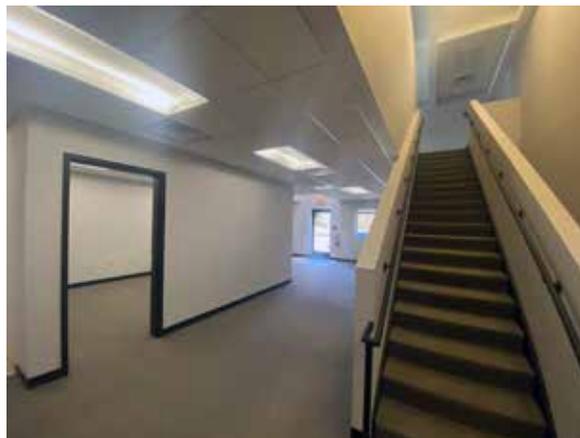


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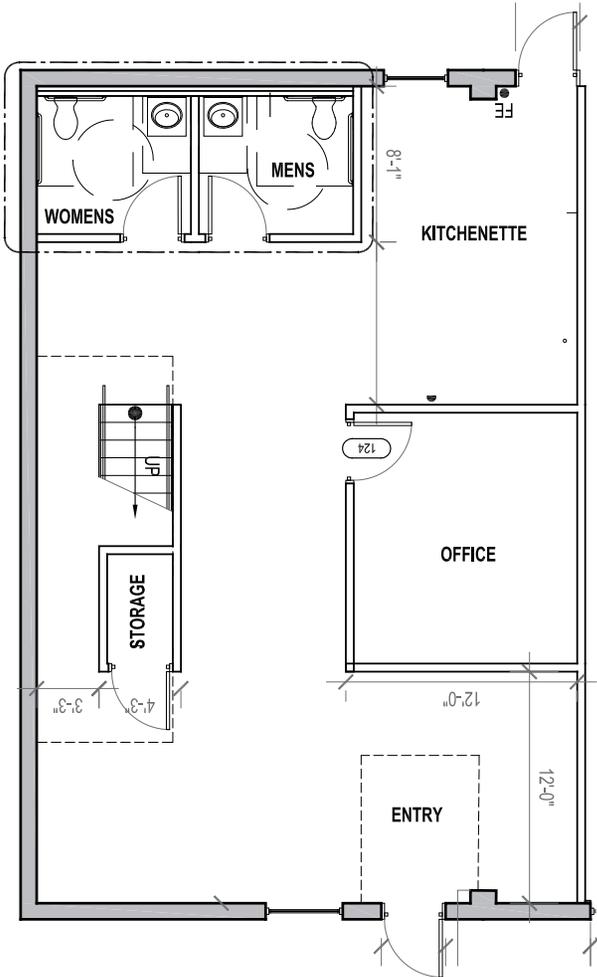
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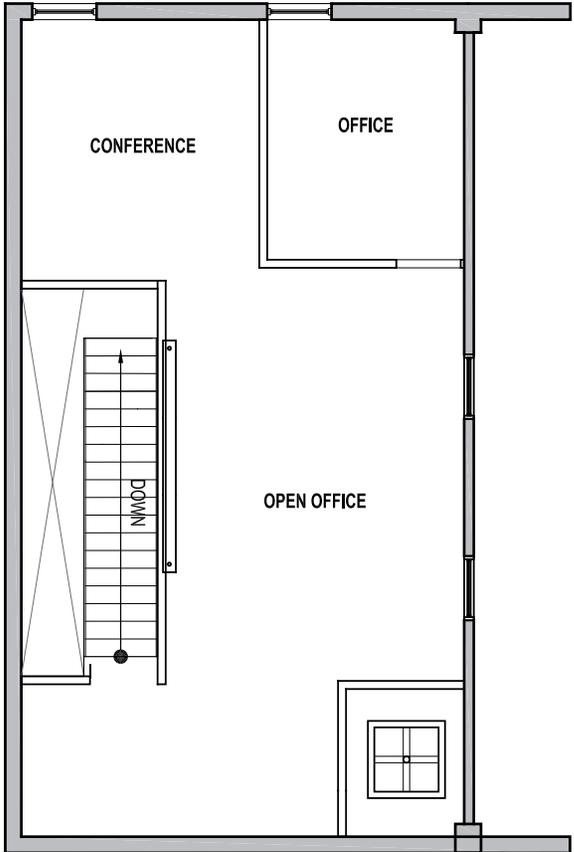
# SUITE 100



# SUITE 100



**1** **FIRST FLOOR PLAN**  
A1 SCALE: 1/8" = 1'-0"



**4** **SECOND FLOOR**  
A1 SCALE: 1/8" = 1'-0"



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# SUITE 200



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