

607 WASHINGTON

607 WASHINGTON ROAD, MT. LEBANON, PA 15228



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Building Size: 18,750

Renovated: 2014

Traffic Count: 20,000

PROPERTY OVERVIEW

Best office and retail space opportunity in Mt. Lebanon

PROPERTY HIGHLIGHTS

- Complete Renovation in 2014
- State of the art mechanical systems and elevator
- Incredible window line - new building facade
- High end build out
- One of a kind office & retail opportunity

Presented By:

Kevin Riley

412.745.5000 x200

kevin@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

607 WASHINGTON

607 WASHINGTON ROAD, MT. LEBANON, PA 15228



ADDITIONAL PHOTOS



Presented By:

Kevin Riley

412.745.5000 x200

kevin@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

607 WASHINGTON

607 WASHINGTON ROAD, MT. LEBANON, PA 15228



LOCATION MAPS



Presented By:

Kevin Riley

412.745.5000 x200

kevin@totumrealtyadvisors.com

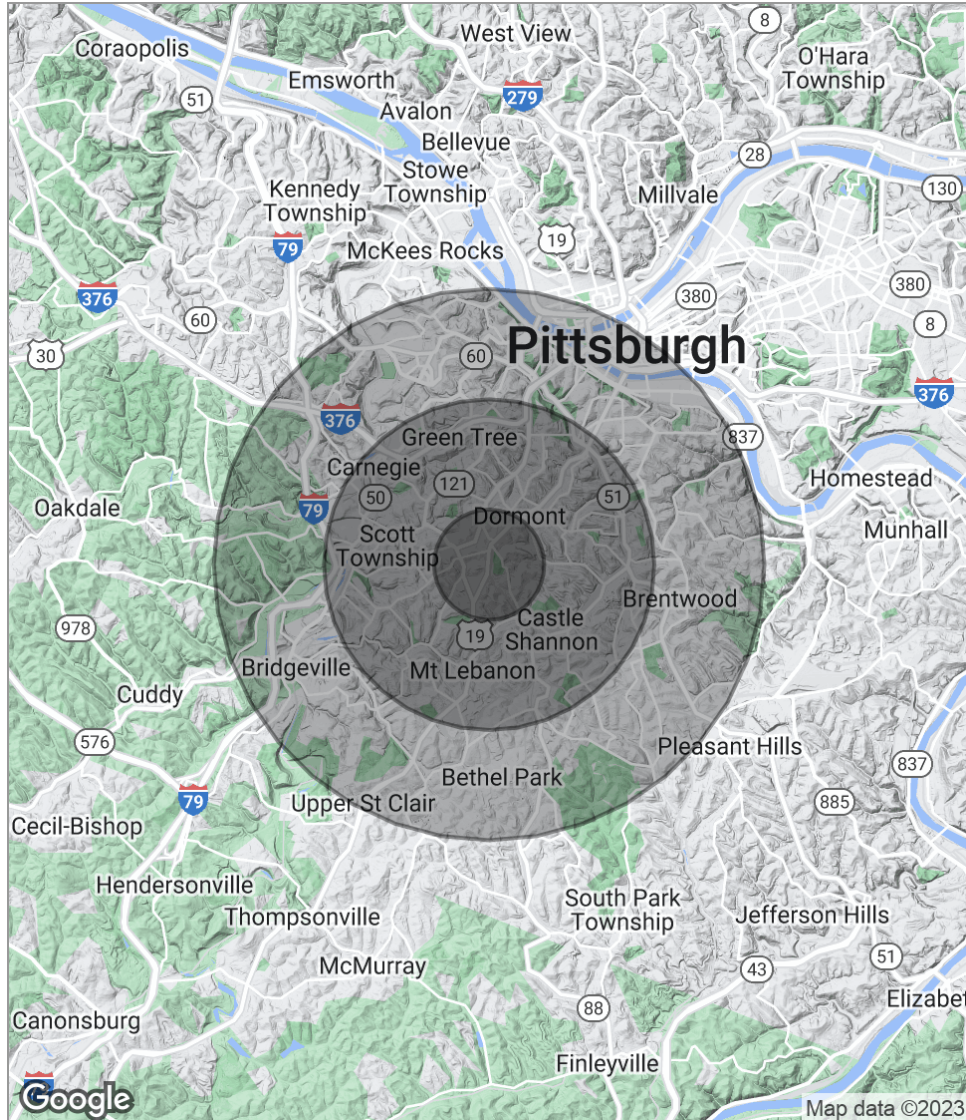
420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

607 WASHINGTON

607 WASHINGTON ROAD, MT. LEBANON, PA 15228



DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	22,897	137,103	318,166
Median age	41.9	42.1	41.8
Median age (Male)	40.9	39.6	39.4
Median age (Female)	43.1	44.2	43.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,094	59,924	137,859
# of persons per HH	2.3	2.3	2.3
Average HH income	\$85,298	\$74,903	\$67,809
Average house value	\$230,203	\$192,880	\$163,103

** Demographic data derived from 2020 ACS - US Census*

Presented By:

Kevin Riley

412.745.5000 x200

kevin@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com