



## 1401 N Cedar Crest Blvd

Allentown, Pennsylvania 18104

### Property Highlights

- Less than a mile to Route 22
- Professional Park Setting
- Excellent Area Demographics

### Property Overview

Multiple suites are available for medical and office tenants in this two-story Class B office building. Recent renovations to the lobby and common hallways enhance the professional atmosphere. The property offers ample parking and is surrounded by abundant area amenities, including Weis, Target, UPS, CVS, and more, providing convenience for tenants and visitors alike.

### Offering Summary

<b>Lease Rate:</b>	\$19.25 SF/yr (MG)
<b>Building Size:</b>	24,000 SF
<b>Available SF:</b>	2,858 - 9,842 SF
<b>Building Class:</b>	Class B

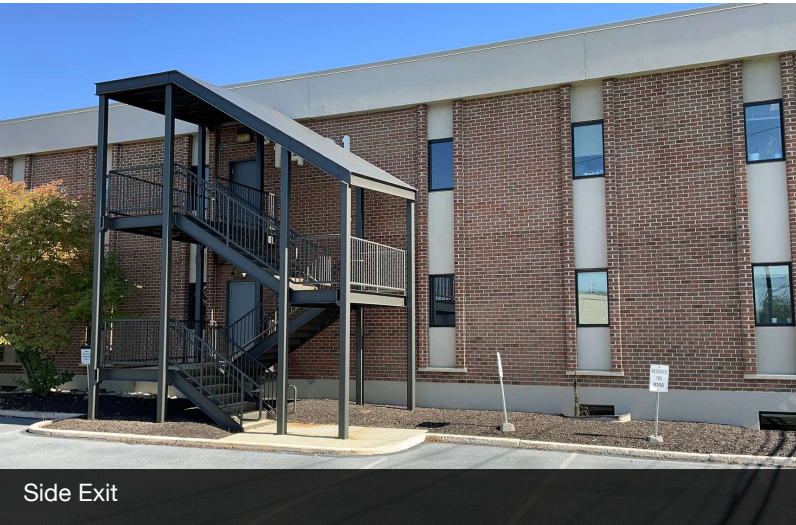
### For More Information

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Side Exit



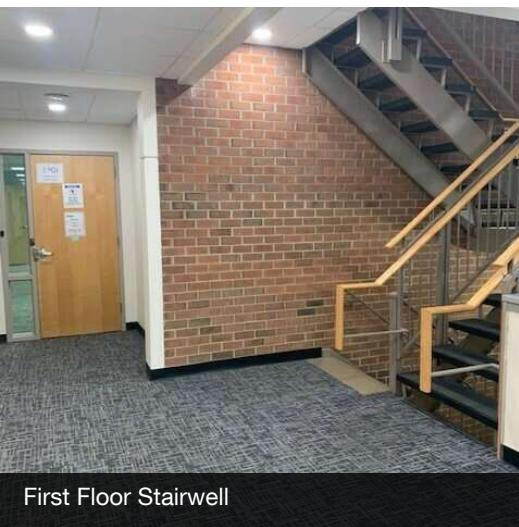
Side Entrance/Exit



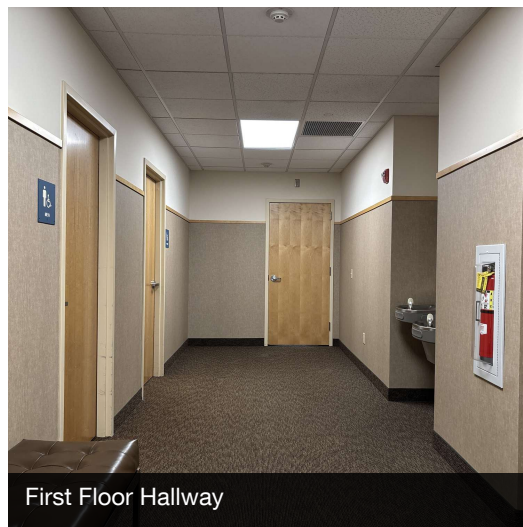
First Floor Elevator



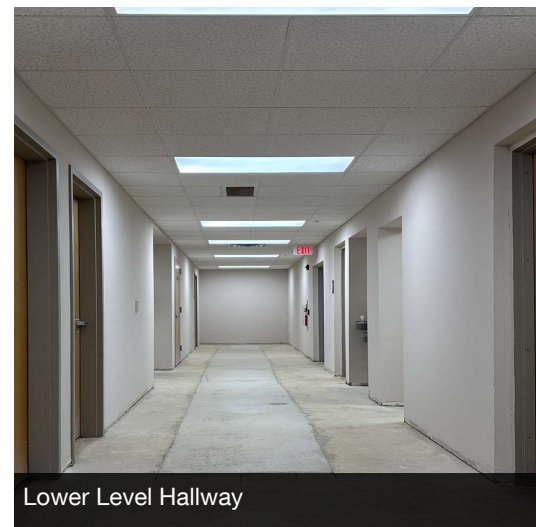
First Floor Elevator



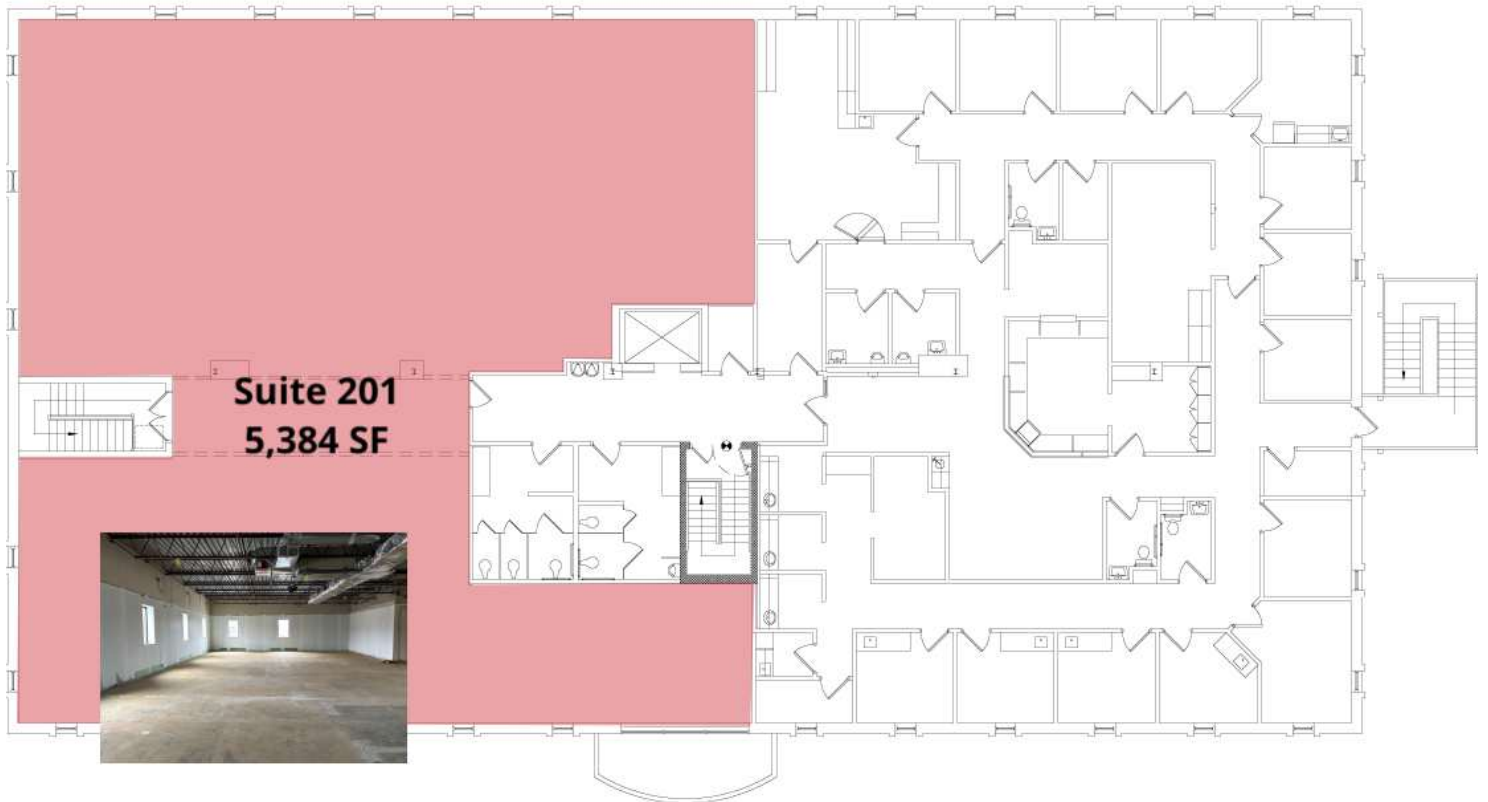
First Floor Stairwell



First Floor Hallway



Lower Level Hallway



## Available Spaces

Suite	Size	Type	Rate	Description
■ Suite 201	5,384 SF	Modified Gross	\$19.25 SF/yr	Second floor suite is shell space. It provides a blank slate for tenants to build out according to their needs. Common area restrooms are ADA compliant and recently updated.



## Available Spaces

Suite	Size	Type	Rate	Description
■ Suite 105	4,616 SF	Modified Gross	\$19.25 SF/yr	First floor suite. Common area restrooms are ADA compliant and recently updated.



### Available Spaces

Suite	Size	Type	Rate	Description
■ Suite 50	2,858 - 9,842 SF	Modified Gross	\$19.25 SF/yr	Lower-level suite, white-boxed and ready for its next tenant! Features large open area for collaborative workstations, 5 private office spaces, and a utility room. This can be combined with an adjacent suite for up to 9,842 SF of contiguous space. Enjoy natural light from the many windows. Common area restrooms are ADA compliant and recently updated.
■ Suite 70	3,000 - 9,842 SF	Modified Gross	\$19.25 SF/yr	Lower-level suite, white-boxed and ready for its next tenant! Features large open area ready for customization. This can be combined with an adjacent suite for up to 9,842 SF of contiguous space. Common area restrooms are ADA compliant and recently updated.



Suite 50 - Open Layout



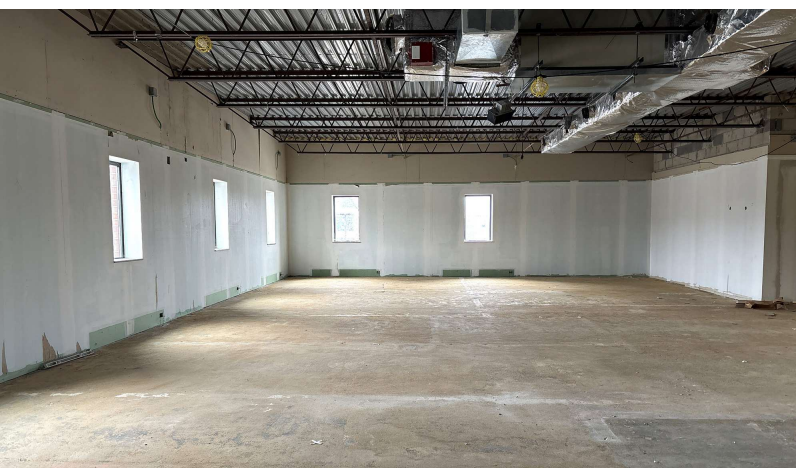
Suite 50 - White-boxed



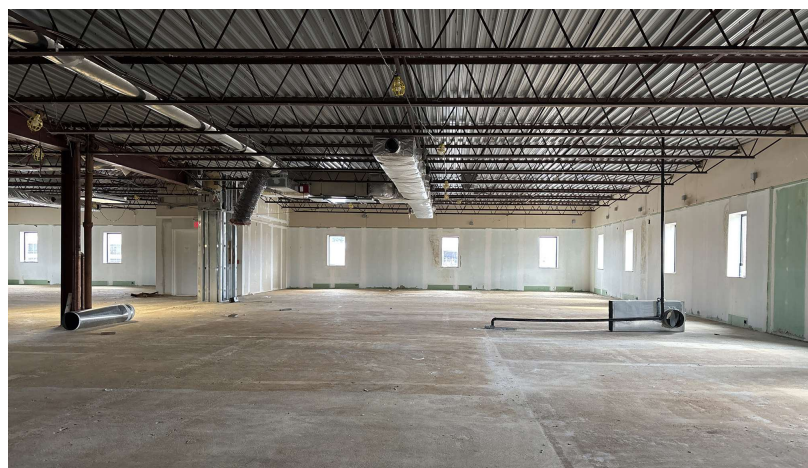
Suite 50 - Open Layout



Suite 70 - White-boxed Open Layout



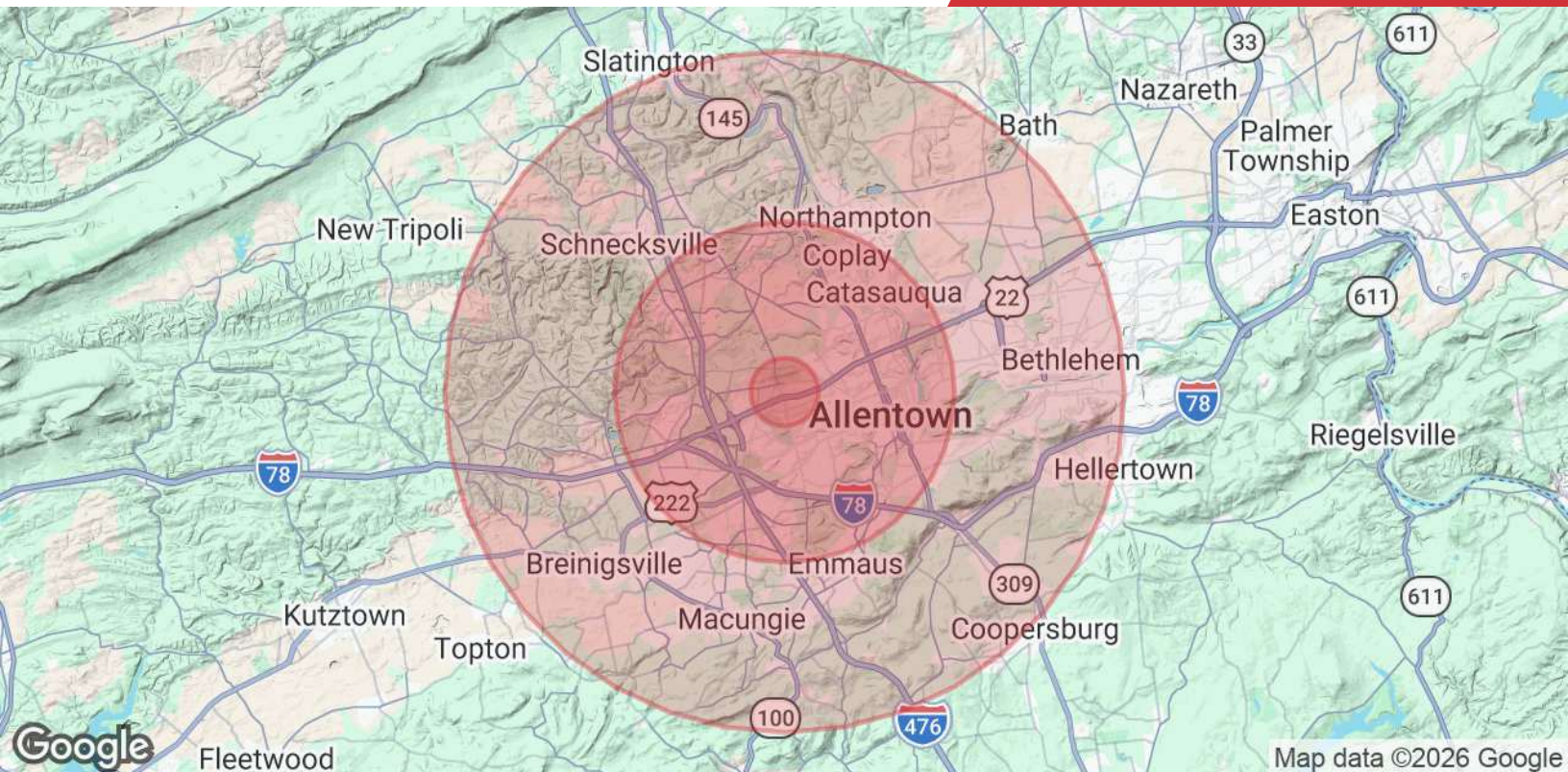
Suite 201 - Shell Space



Suite 201 - Shell Space



Map data  
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Google



Population	1 Mile	5 Miles	10 Miles
Total Population	6,559	210,080	441,464
Average Age	42.4	38.2	40.4
Average Age (Male)	39.1	36.9	38.9
Average Age (Female)	43.5	39.5	41.8
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,713	83,321	177,364
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$98,111	\$73,841	\$84,568
Average House Value	\$277,004	\$188,663	\$211,506

2020 American Community Survey (ACS)