



Office Building For Sale or Lease



REAL ESTATE ADVISORS

# Beautifully Renovated Office Building with Parking Lots for Sale or Lease

1213-1225, & 1401 West Hamilton Street, Allentown, PA 18101

Feinberg Real Estate Advisors, LLC

610.709.6233

feinbergrea.com

## Executive Summary



<b>SALE PRICE:</b>	\$5,995,000
<b>BUILDING SIZE:</b>	Approximately 42,684 SF
<b>YEAR BUILT:</b>	1970
<b>RENOVATED:</b>	2021
<b>ZONING:</b>	B2 – Central Business District RH – High Density Residential (Parking Lot)
<b>TOTAL LAND AREA:</b>	0.68-Acre (1213-1225 W. Hamilton St) 0.54-Acre (1401-1409 W. Hamilton St)

### PROPERTY OVERVIEW

Feinberg Real Estate Advisors, LLC is pleased to present to qualified investors or tenants the Capital Blue Cross Building in Allentown, Pennsylvania. The approximately 42,684 SF building was renovated in 2021 at a cost of over \$4,000,000. Building includes adjacent parking and an additional parking lot within walking distance. The property is located in the Downtown Business District.

### PROPERTY FEATURES

- Three-story office building with efficiently designed layout
- Convenient location with great visibility & parking
- Great work spaces, offices, conference & training rooms
- Updated windows along the western and eastern elevations.
- Possibility for a sale & leaseback of one full floor
- Public water and sewer with PPL electric
- Building naming rights available
- Please contact Cindy McDonnell Feinberg, Gregg Feinberg or Casey Keller at 610-709-6233 for additional information

**CINDY MCDONNELL FEINBERG**  
cfeinberg@feinbergrea.com  
Cell: 610.360.9733  
Direct: 610.709.6233

**CASEY KELLER**  
ckeller@feinbergrea.com  
Cell: 484.226.8081  
Direct: 610.709.6232



## Property Details

<b>PROPERTY TYPE:</b>	Office building and parking lots
<b>APN:</b>	5496890348661 & 5496780919331
<b>LOT SIZE:</b>	1.22 acres including parking
<b>BUILDING CLASS:</b>	A
<b>ZONING:</b>	B-2 and R-H
<b>PARKING SPACES:</b>	90
<b>BUILDING FRONTAGE:</b>	Hamilton Street
<b>YEAR BUILT:</b>	1970
<b>NUMBER OF STORIES:</b>	3
<b>AVERAGE FLOOR SIZE:</b>	14,228
<b>CONSTRUCTION TYPE:</b>	Masonry and steel
<b>FOUNDATION:</b>	Concrete
<b>EXTERIOR WALLS:</b>	Brick and metal
<b>ROOF:</b>	Flat roof with membrane surface (replaced 2023)
<b>HVAC &amp; HOT WATER:</b>	Electric with multiple roof mounted systems Electric hot water heater
<b>ELECTRIC:</b>	480 Volt, 1,200 AMP with multiple subpanels.
<b>STAIRS:</b>	Front and rear stair towers
<b>FIRE PROTECTION:</b>	Hardwired fire protection, illuminated "Exit" signs and emergency lighting area of Refuge designated areas.
<b>ADDITIONAL FEATURES:</b>	Uninterruptible Power Supply provides backup power. Cummins Power generator. Two Nortec humidifiers.

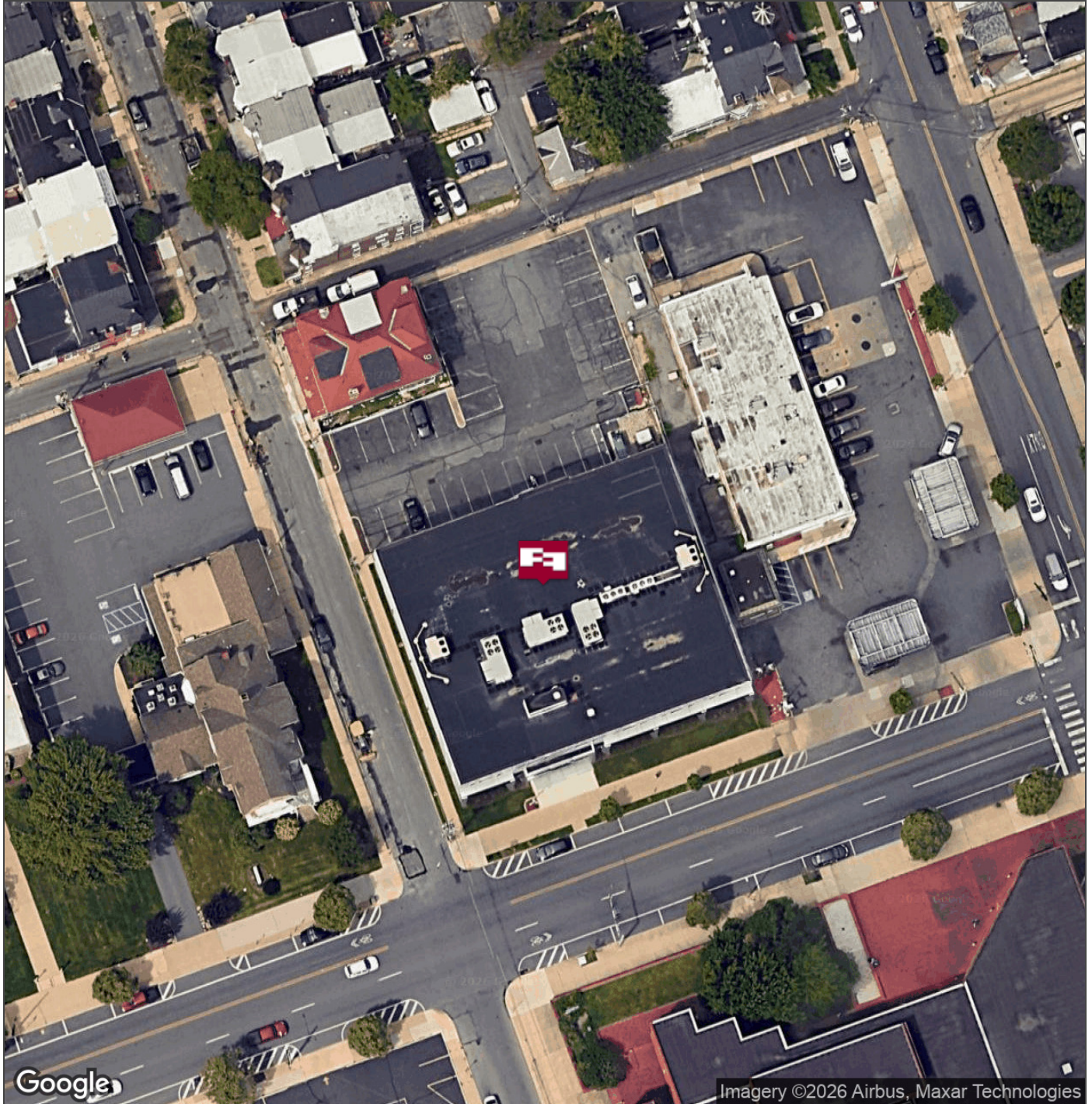


**CINDY MCDONNELL FEINBERG**    **CASEY KELLER**  
 cfeinberg@feinbergrea.com    ckeller@feinbergrea.com  
 Cell: 610.360.9733    Cell: 484.226.8081  
 3 Direct: 610.709.6233    Direct: 610.709.6232





## Aerial Map



**CINDY MCDONNELL FEINBERG**  
cfeinberg@feinbergrea.com  
Cell: 610.360.9733  
Direct: 610.709.6233

**CASEY KELLER**  
ckeller@feinbergrea.com  
Cell: 484.226.8081  
Direct: 610.709.6232



## Additional Photos

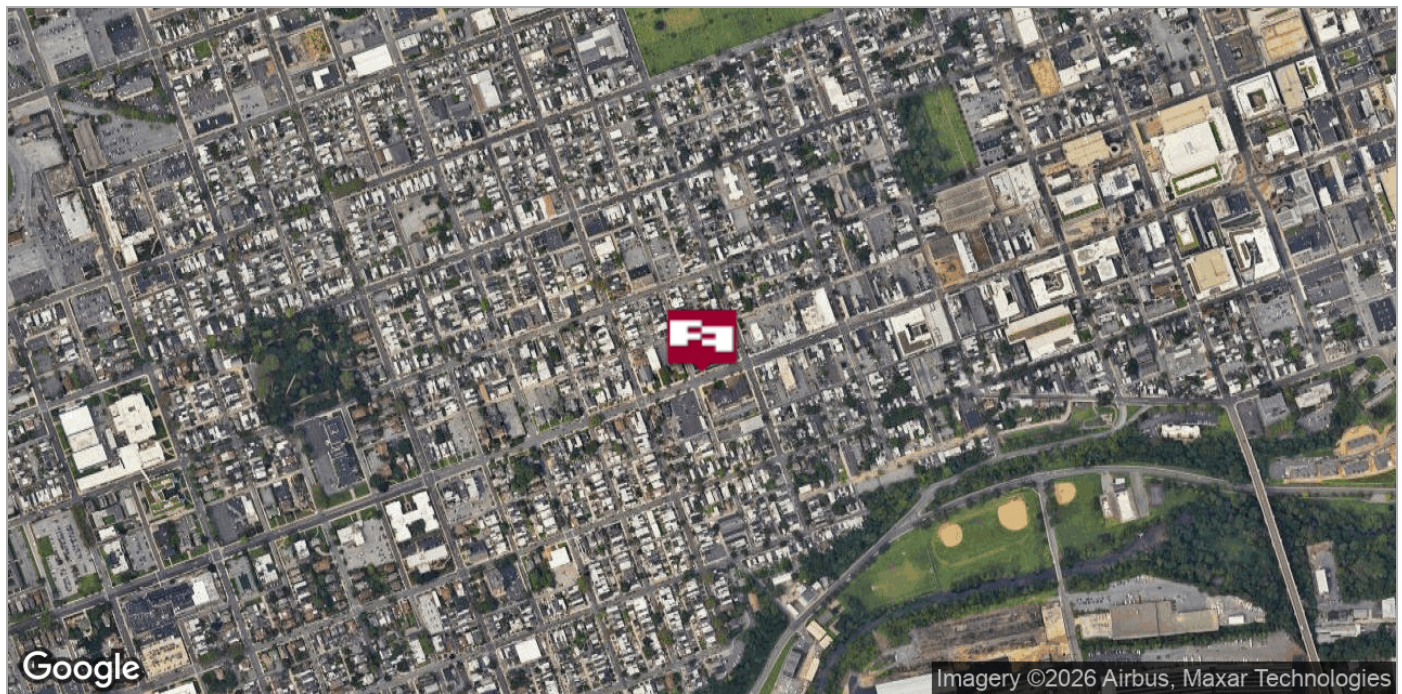
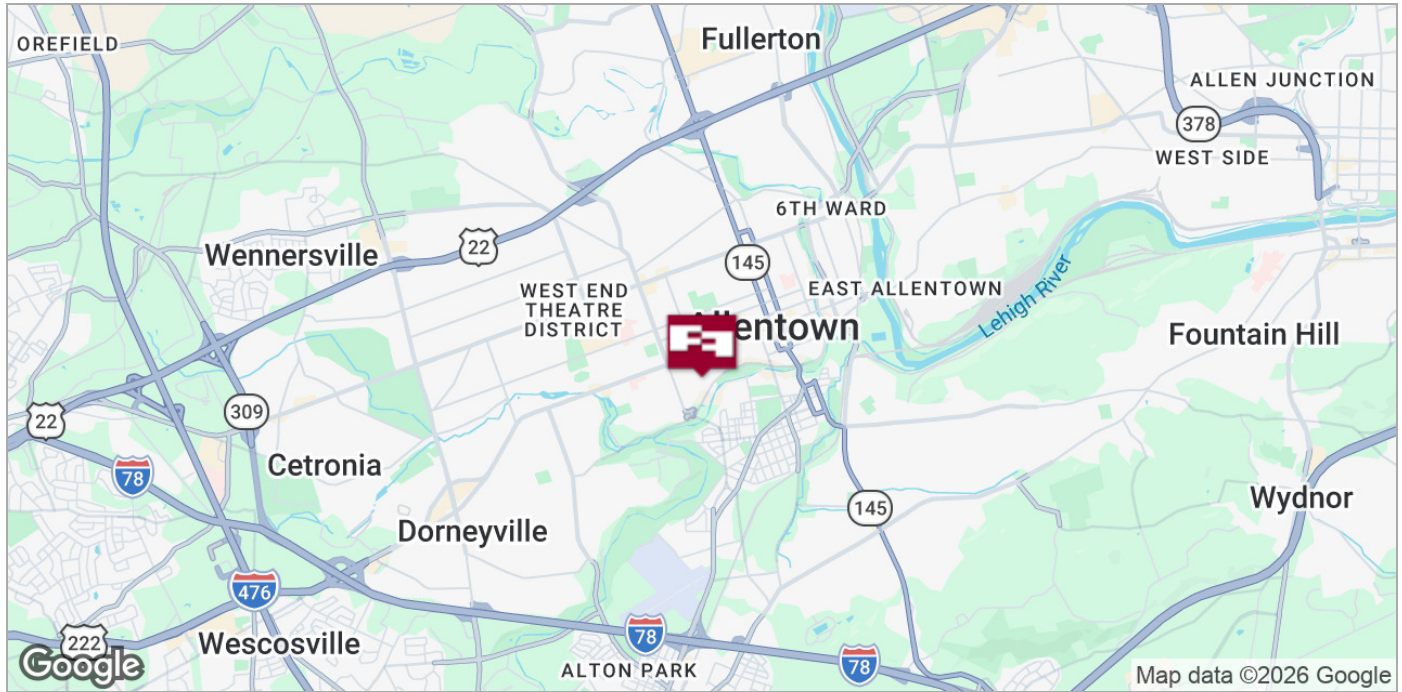


**CINDY MCDONNELL FEINBERG**  
cfeinberg@feinbergrea.com  
Cell: 610.360.9733  
6 Direct: 610.709.6233

**CASEY KELLER**  
ckeller@feinbergrea.com  
Cell: 484.226.8081  
Direct: 610.709.6232



## Location Maps



**CINDY MCDONNELL FEINBERG**  
cfeinberg@feinbergrea.com  
Cell: 610.360.9733  
7 Direct: 610.709.6233

**CASEY KELLER**  
ckeller@feinbergrea.com  
Cell: 484.226.8081  
Direct: 610.709.6232



## Demographic Summary

### DEMOGRAPHIC SUMMARY

1213 W Hamilton St, Allentown, Pennsylvania, 18102  
Ring of 1 mile



#### KEY FACTS

50,854

Population



19,035

Households

34.4

Median Age

\$38,218

Median Disposable Income

#### EDUCATION

18.4%

No High School Diploma



39.6%

High School Graduate



24.2%

Some College/  
Associate's Degree



17.8%

Bachelor's/Grad/ Prof Degree

#### INCOME



\$45,697

Median Household Income



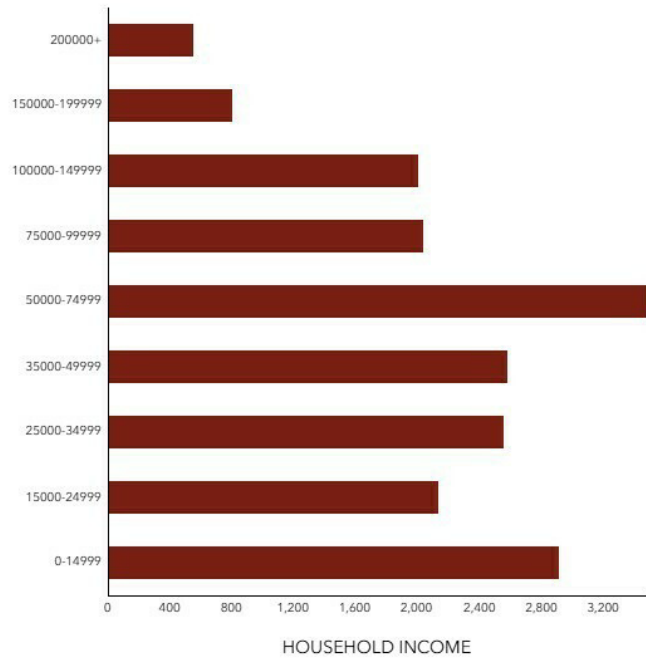
\$23,384

Per Capita Income



\$19,172

Median Net Worth



CINDY MCDONNELL FEINBERG  
cfeinberg@feinbergrea.com  
Cell: 610.360.9733  
8 Direct: 610.709.6233

CASEY KELLER  
ckeller@feinbergrea.com  
Cell: 484.226.8081  
Direct: 610.709.6232





# Beautifully Renovated Office Building with Parking Lots for Sale or Lease

1213-1225, & 1401 West Hamilton Street, Allentown, PA 18101

## Confidentiality & Disclaimer

All materials and information received or derived from Feinberg Real Estate Advisors, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Feinberg Real Estate Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Feinberg Real Estate Advisors, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Feinberg Real Estate Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Feinberg Real Estate Advisors does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

**CINDY MCDONNELL FEINBERG**    **CASEY KELLER**  
cfeinberg@feinbergrea.com    ckeller@feinbergrea.com  
Cell: 610.360.9733    Cell: 484.226.8081  
9 Direct: 610.709.6233    Direct: 610.709.6232

