



Office Space for Lease



333 W Union Street

333 W UNION STREET, ALLENTOWN, PA 18102

PRESENTED BY:

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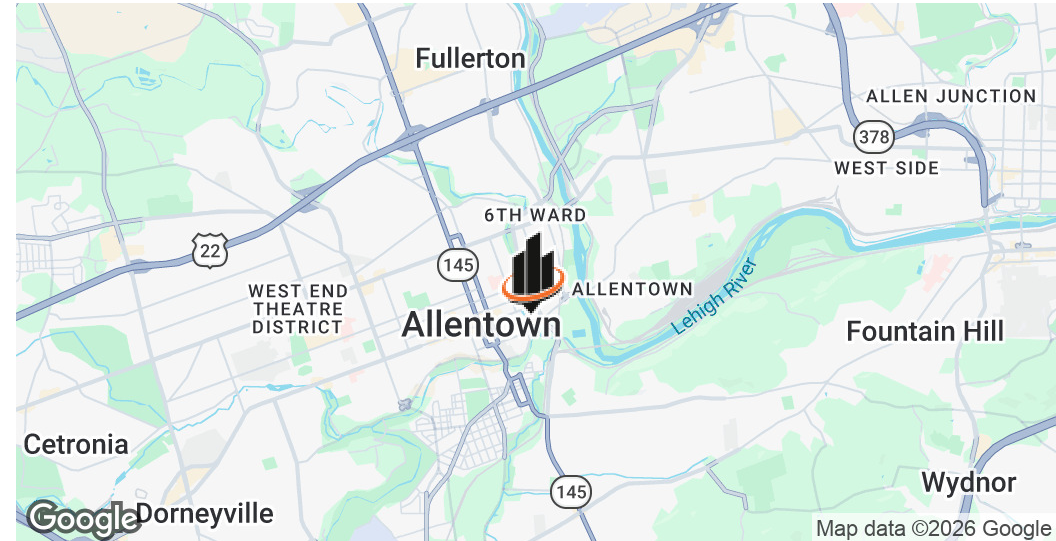
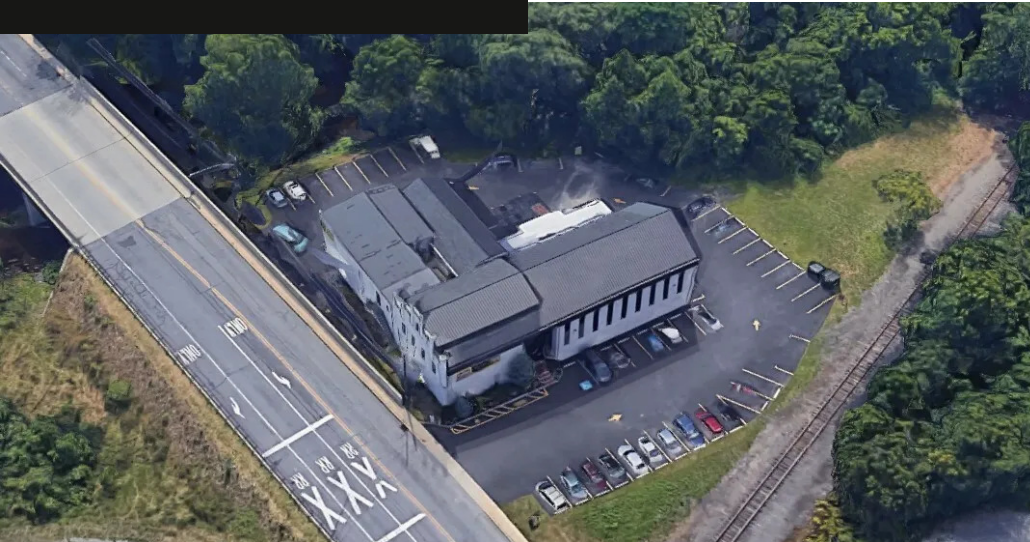
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Property Overview

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OFFERING SUMMARY

LEASE RATE:	\$11 - 14 SF/yr (NNN)
BUILDING SIZE:	17,325 SF
AVAILABLE SF:	1,200 - 3,100 SF
LOT SIZE:	0.95 Acres
YEAR BUILT/REN:	1940/2023
ZONING:	I-2 Limited Industrial
APN:	640730657652-1
AVAILABILITY:	July 1, 2026

PROPERTY OVERVIEW

This two story, multi-tenant flex building, with atrium entrance in the front of the building, has four office spaces for lease. The units are ideal for a law office, sales or marketing company, staffing service, or other professional or commercial use. The owner might also consider a sale to an owner/operator or investor.

53 shared surface parking spaces. Public utilities. Zoned I-2 (Limited Industrial). The building has been well-maintained. NNN costs are estimated to be \$2.14/SF.

PROPERTY HIGHLIGHTS

- Ideal location for professional or medical office use
- 1st floor and 2nd floor spaces available
- 53 shared surface parking spaces
- Easy access to major transportation routes
- Close proximity to Allentown's amenities and services



Four Suites Available July 1, 2026

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LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	1,200 - 3,100 SF	LEASE RATE:	\$11 - \$14 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 5 - First Floor Front	3,100 SF	NNN	\$14.00 SF/yr	3,100 SF office space, accessible from the front of the building, and recently renovated to feature exposed brick and beams. The space offers a large conference room, private offices, reception area, open workstation area, and individual men's and women's restrooms. Could possibly be divided into two (2) smaller units.
Suite 1 - 2nd Floor	1,200 SF	NNN	\$11.00 SF/yr	1,200 SF space with two private offices, open workspace, conference room, M/W restroom and kitchenette.
Suite 3 - 2nd Floor	1,200 SF	NNN	\$11.00 SF/yr	1,200 SF space with six private offices, reception area, M/W restroom and kitchenette.
Suite 2 - 2nd Floor	2,400 SF	NNN	\$11.00 SF/yr	2,400 SF space with eight private offices, open workspace/call center area, conference room, separate men's and women's restrooms, reception area, and kitchenette.



Additional Photos

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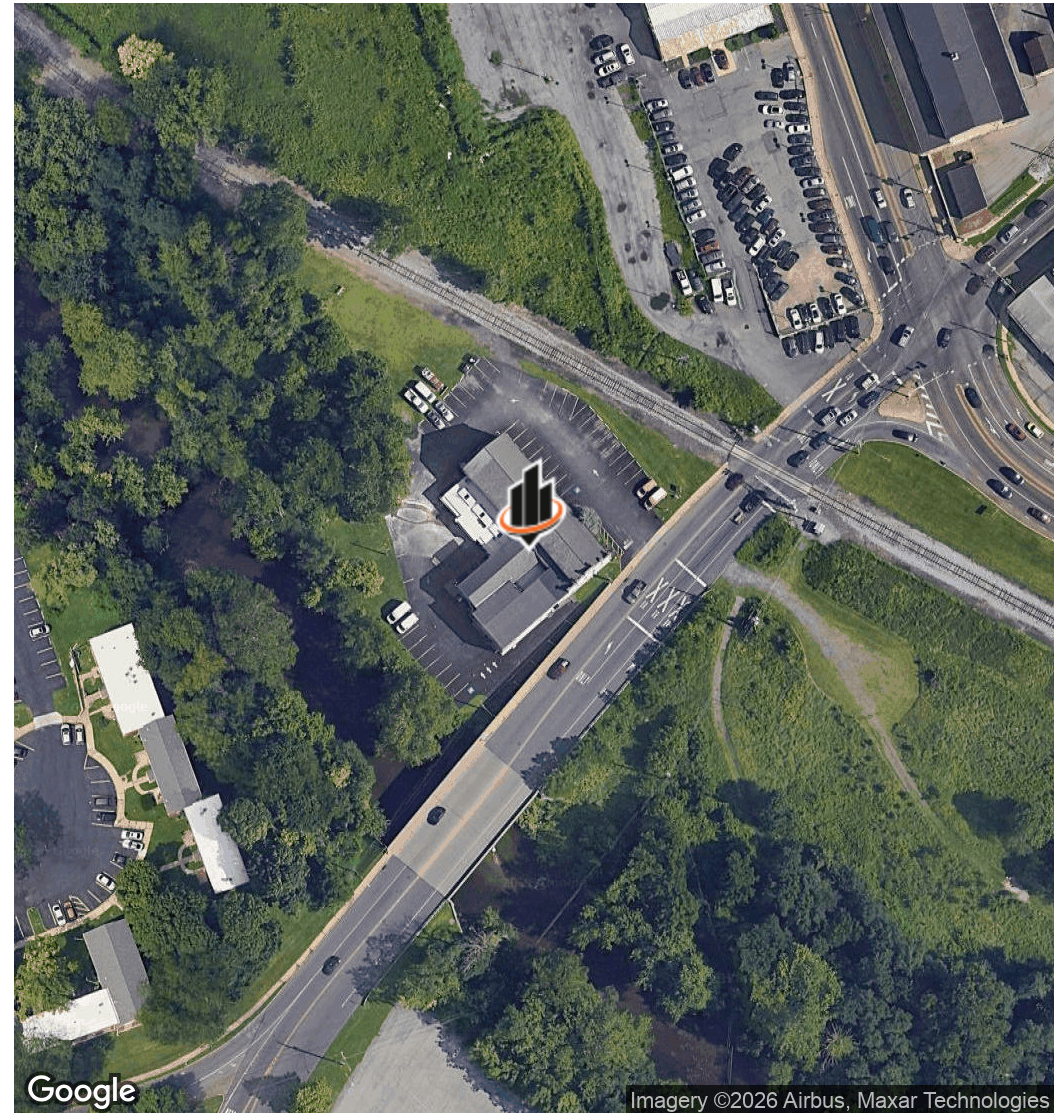
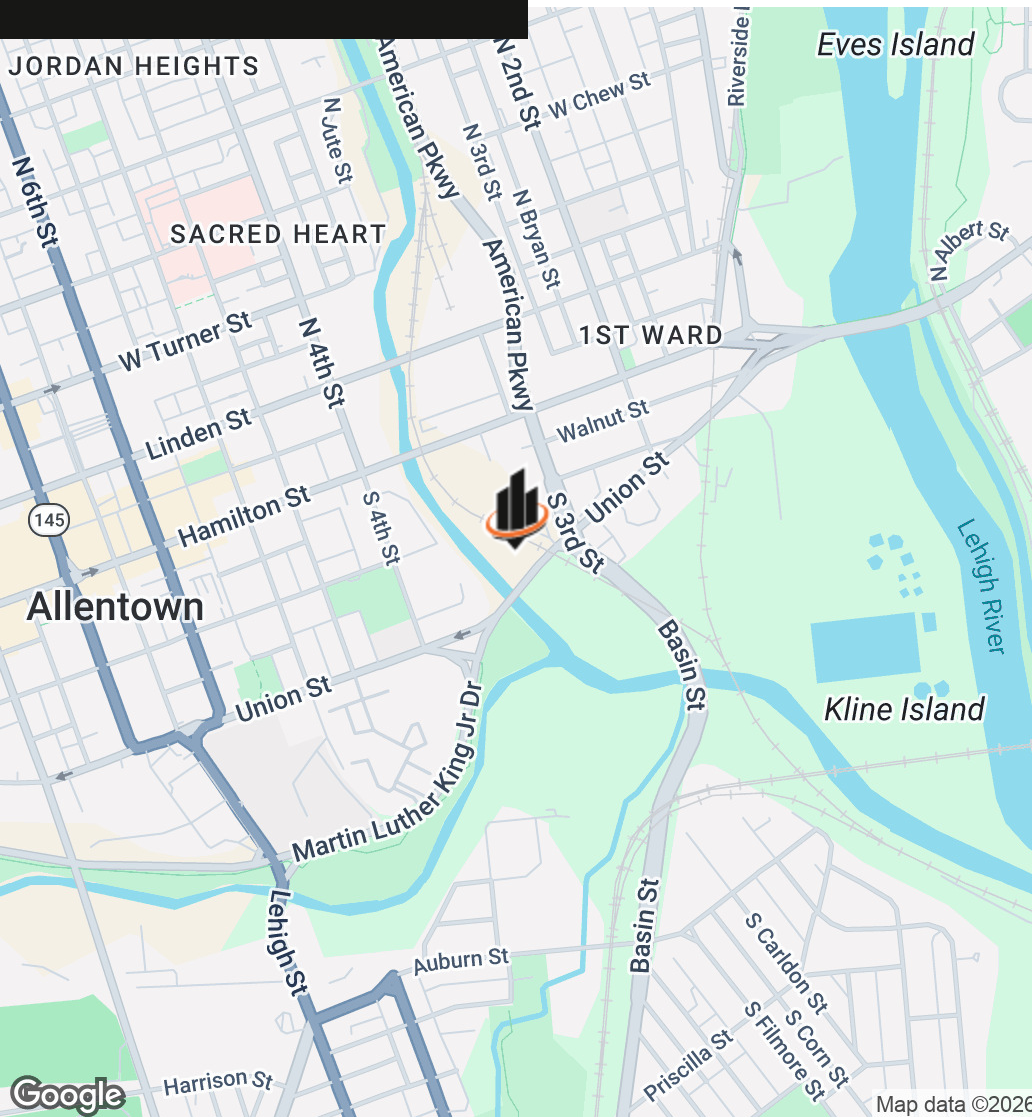




Location

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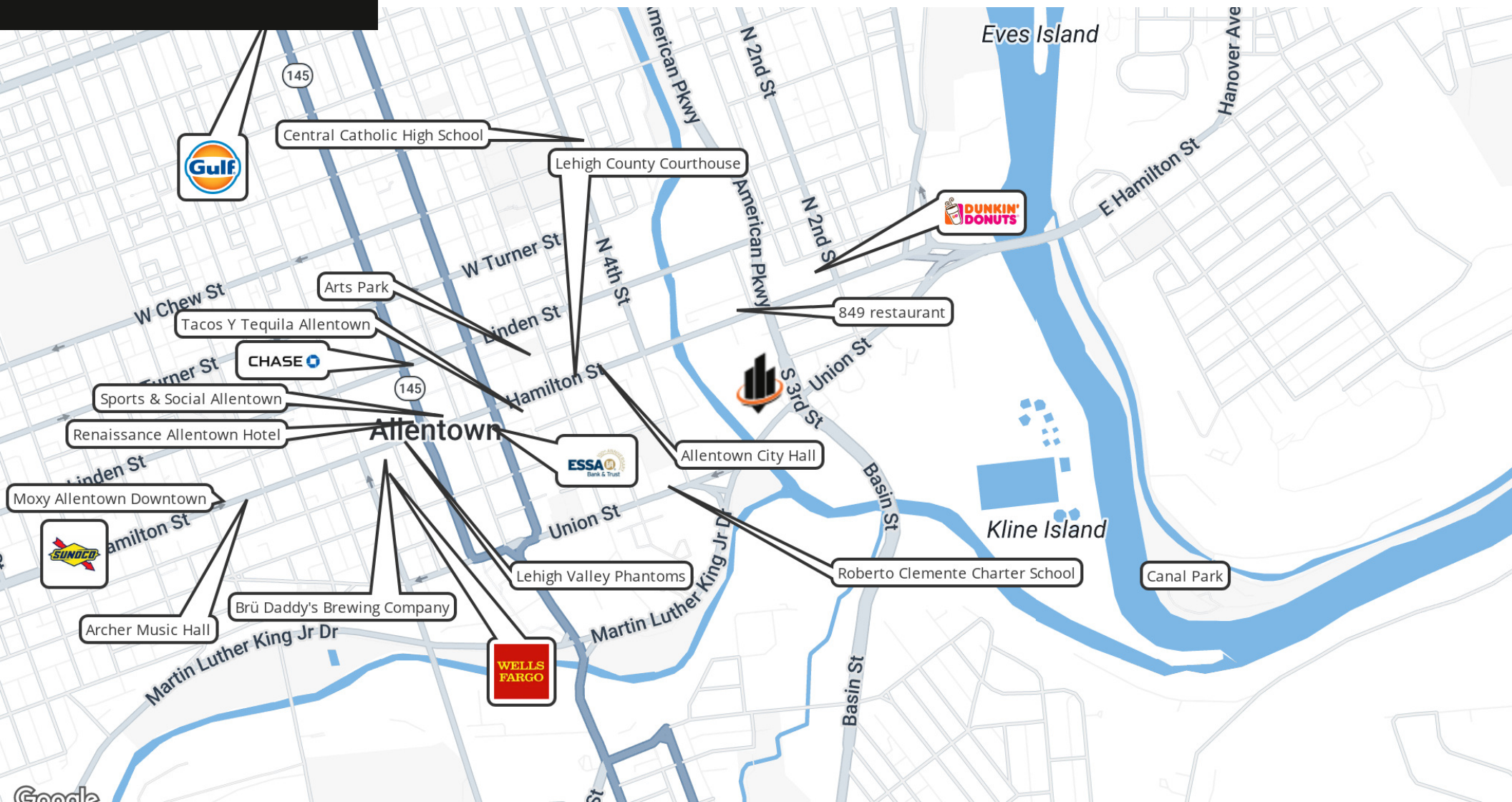
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What's Nearby

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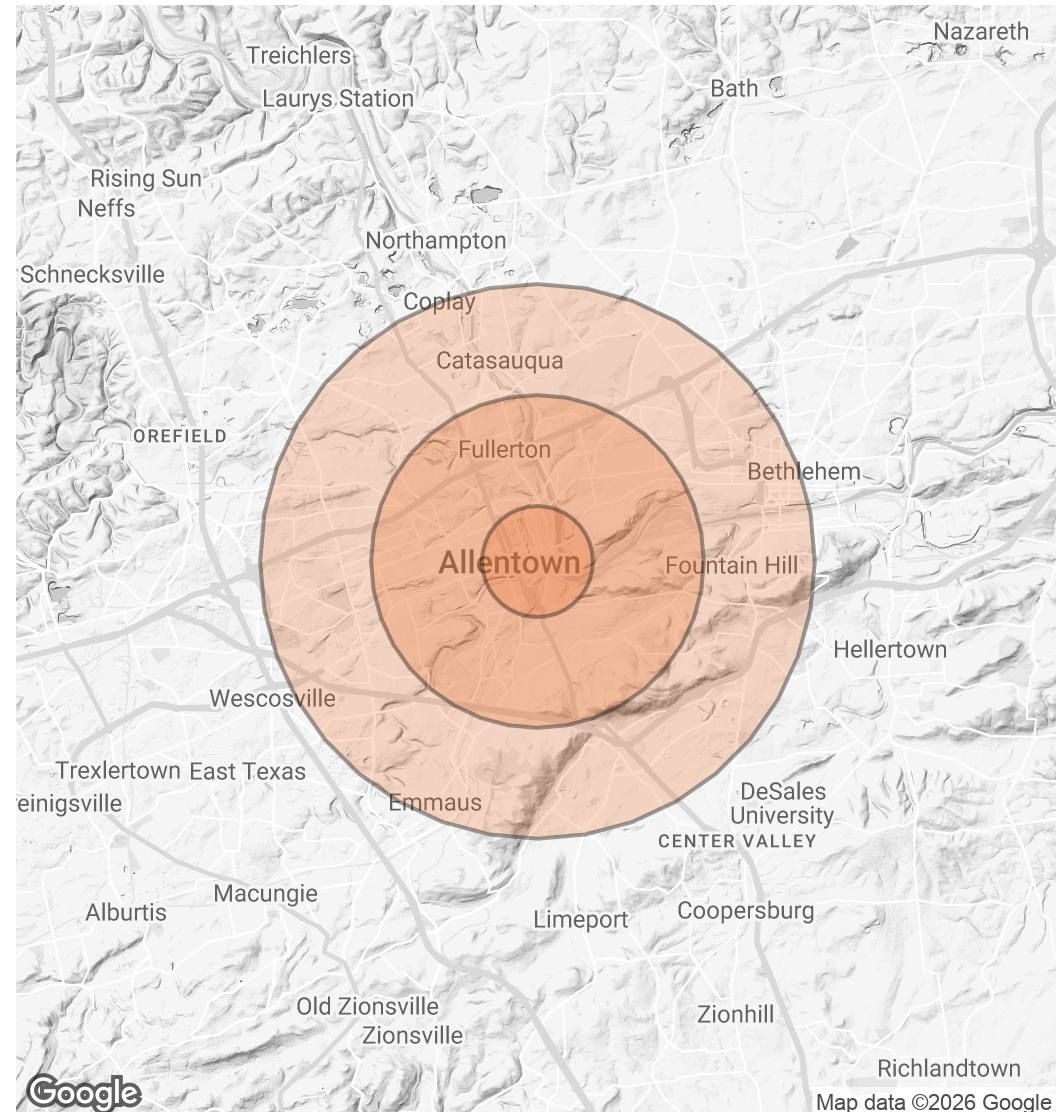
Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	37,345	146,100	259,883
AVERAGE AGE	29.8	35.0	37.6
AVERAGE AGE (MALE)	28.6	33.8	36.4
AVERAGE AGE (FEMALE)	31.5	36.5	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	12,854	53,822	98,384
# OF PERSONS PER HH	2.9	2.7	2.6
AVERAGE HH INCOME	\$57,818	\$71,024	\$88,088
AVERAGE HOUSE VALUE	\$131,507	\$212,445	\$258,410

2023 American Community Survey (ACS)



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