



# Office Space for Lease



## 333 W Union Street

333 W UNION STREET, ALLENTOWN, PA 18102

**PRESENTED BY:**

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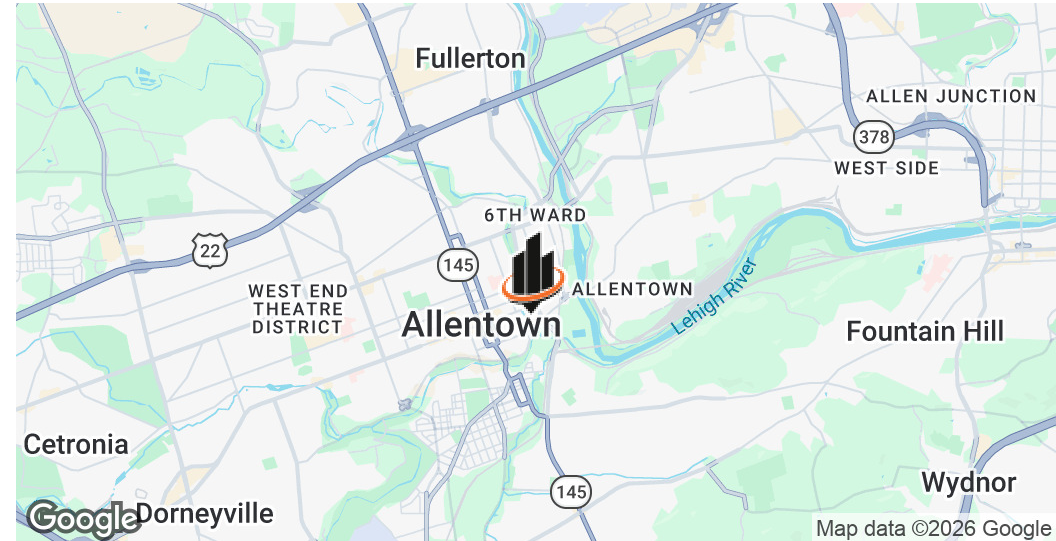
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# Property Overview

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

52 free 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
- 52 free surface parking spaces
- Easy access to major transportation routes
- Close proximity to Allentown's amenities and services

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# Four Suites Available July 1, 2026

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## LEASE INFORMATION

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

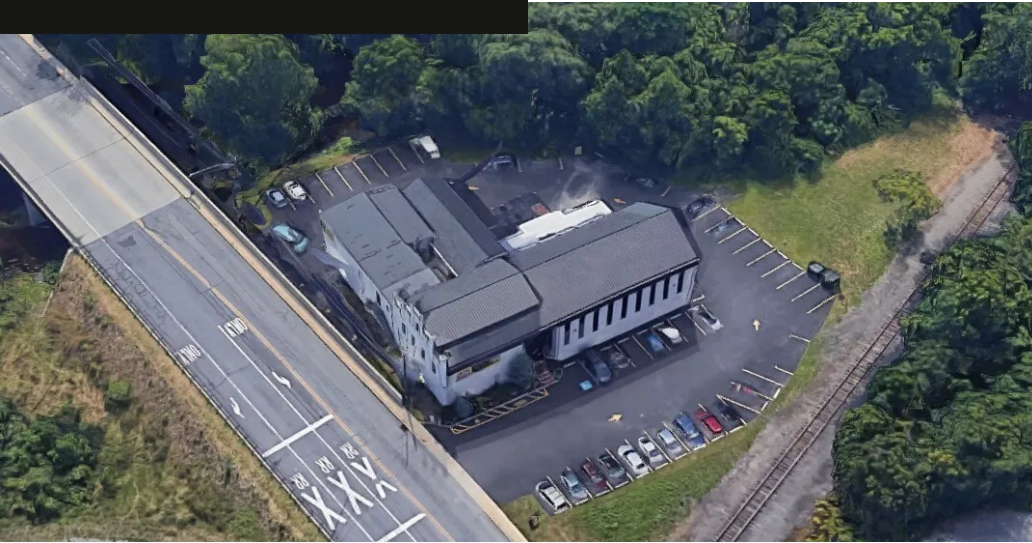
## AVAILABLE SPACES

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.
Suite 2A - 2nd Floor	1,200 SF	NNN	\$11.00 SF/yr	1,200 SF space with three private offices, open workspace, conference room, M/W restroom and kitchenette.
Suite 2B - 2nd Floor	1,200 SF	NNN	\$11.00 SF/yr	1,200 SF space with seven private offices, reception area, M/W restroom and kitchenette.
Suite 2C - 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

333 W Union Street

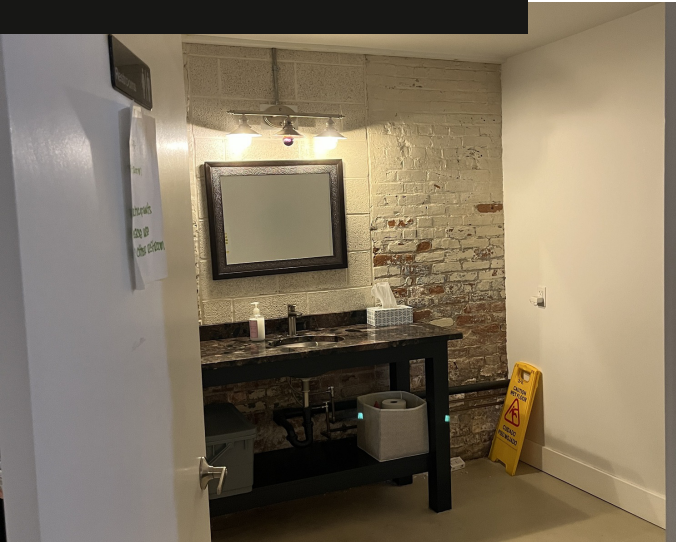
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# Additional Photos

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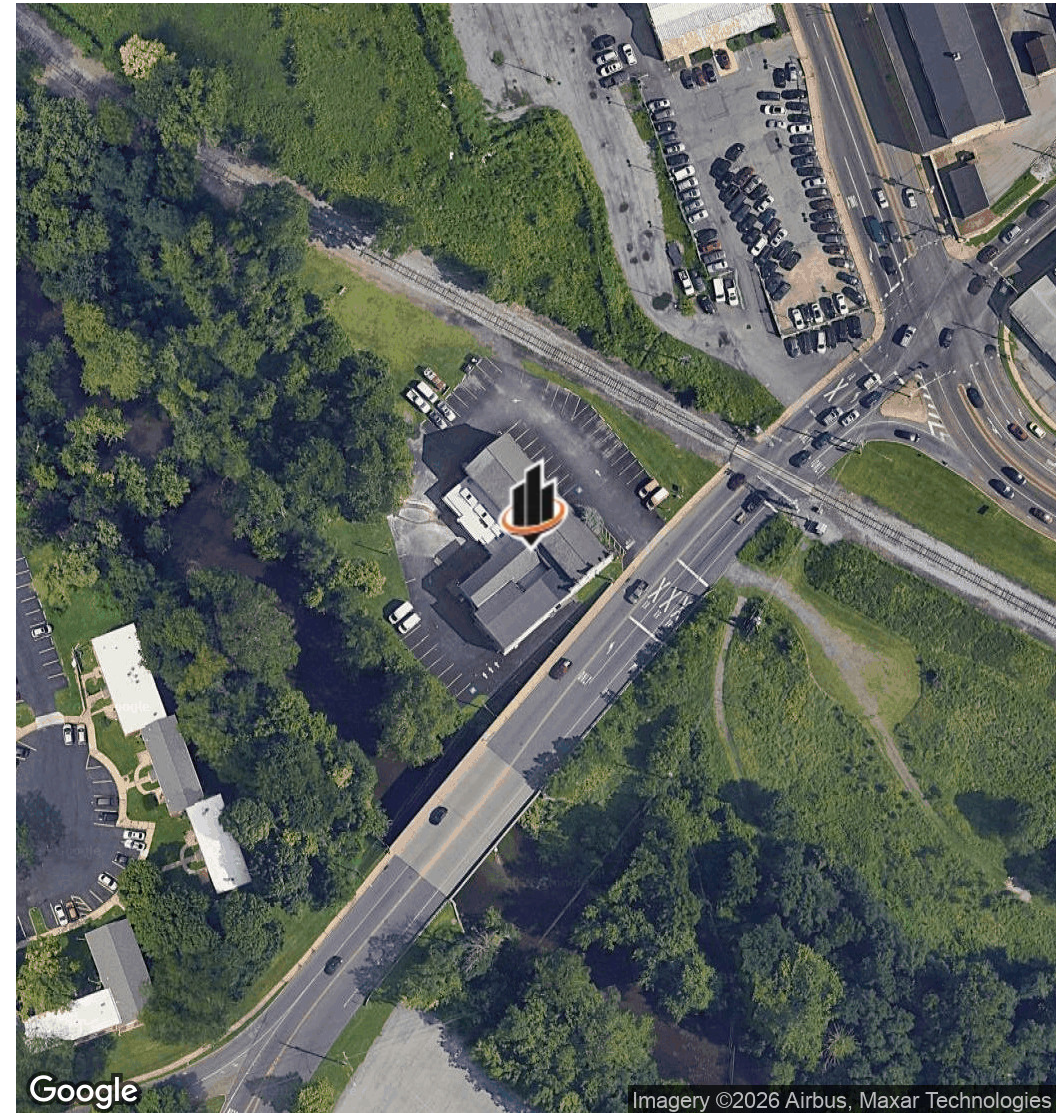
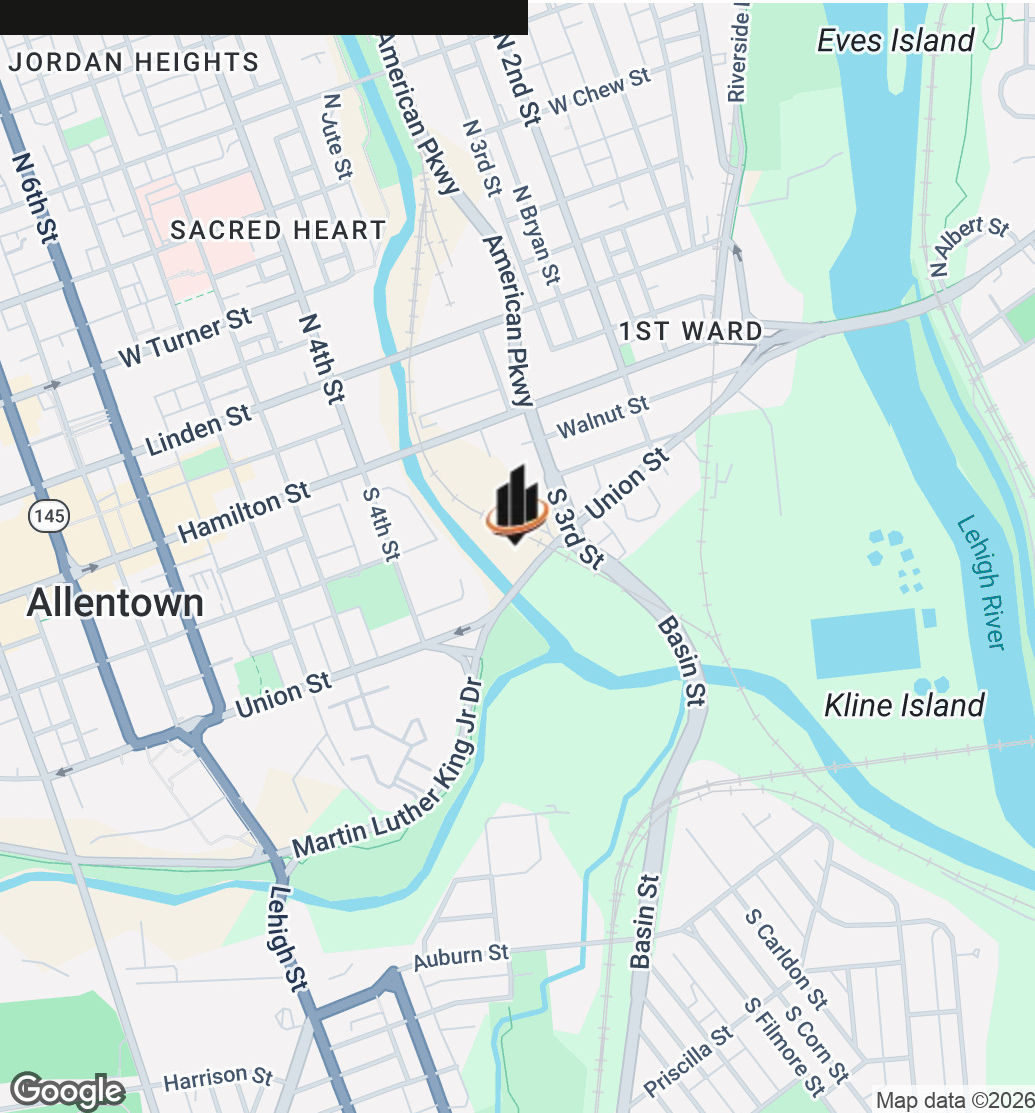




# Location

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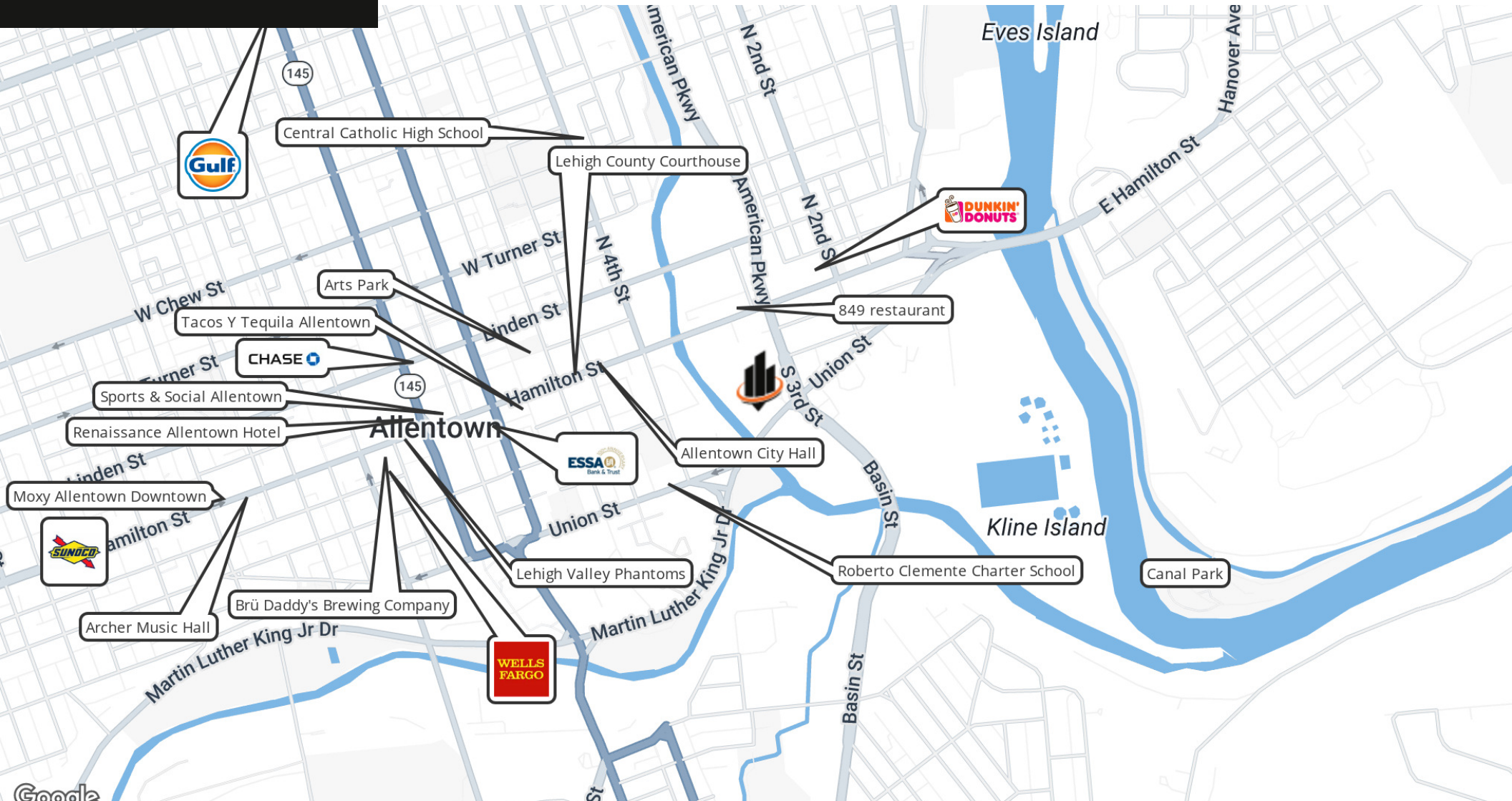
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# What's Nearby

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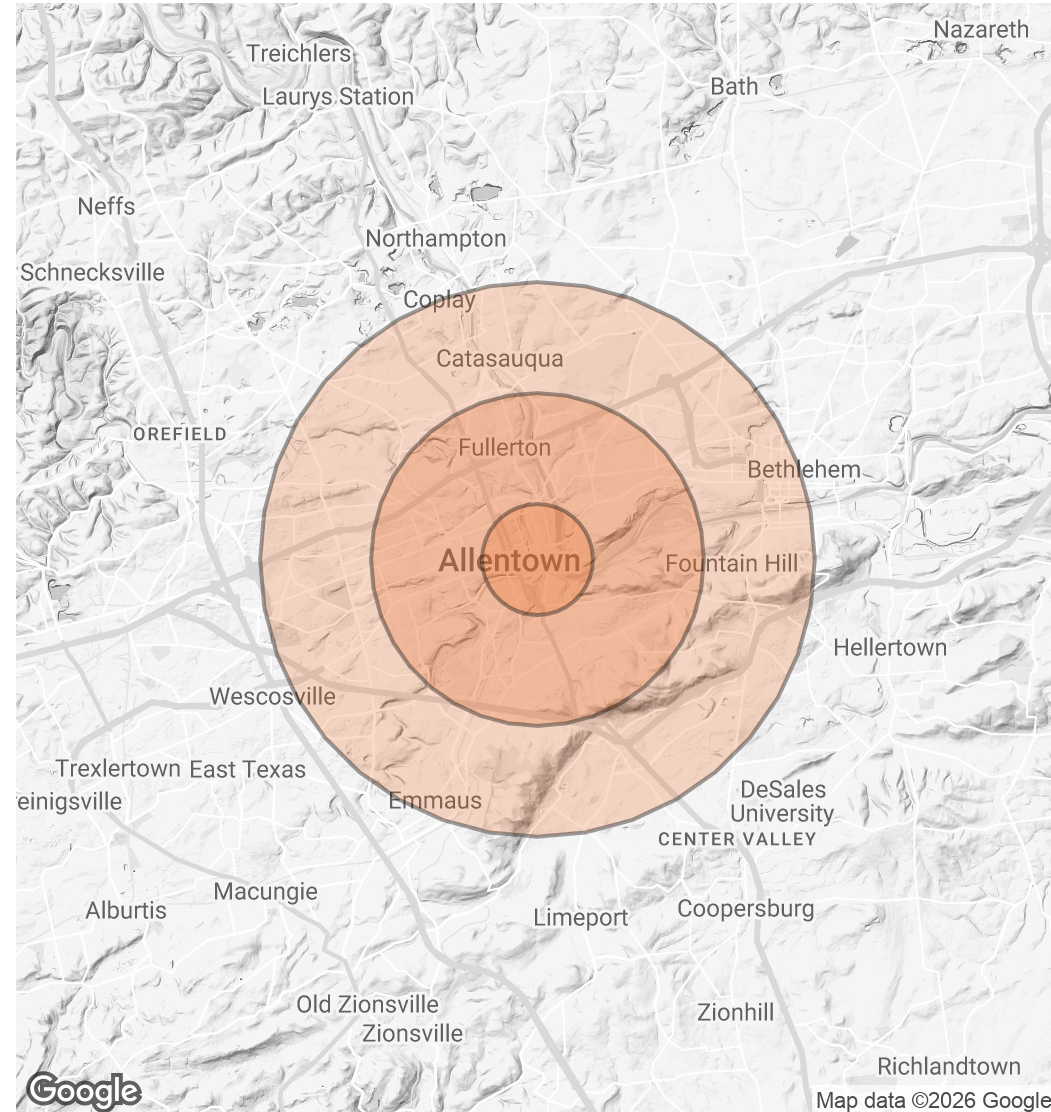
# Demographics Map & Report

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

2023 American Community Survey (ACS)



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