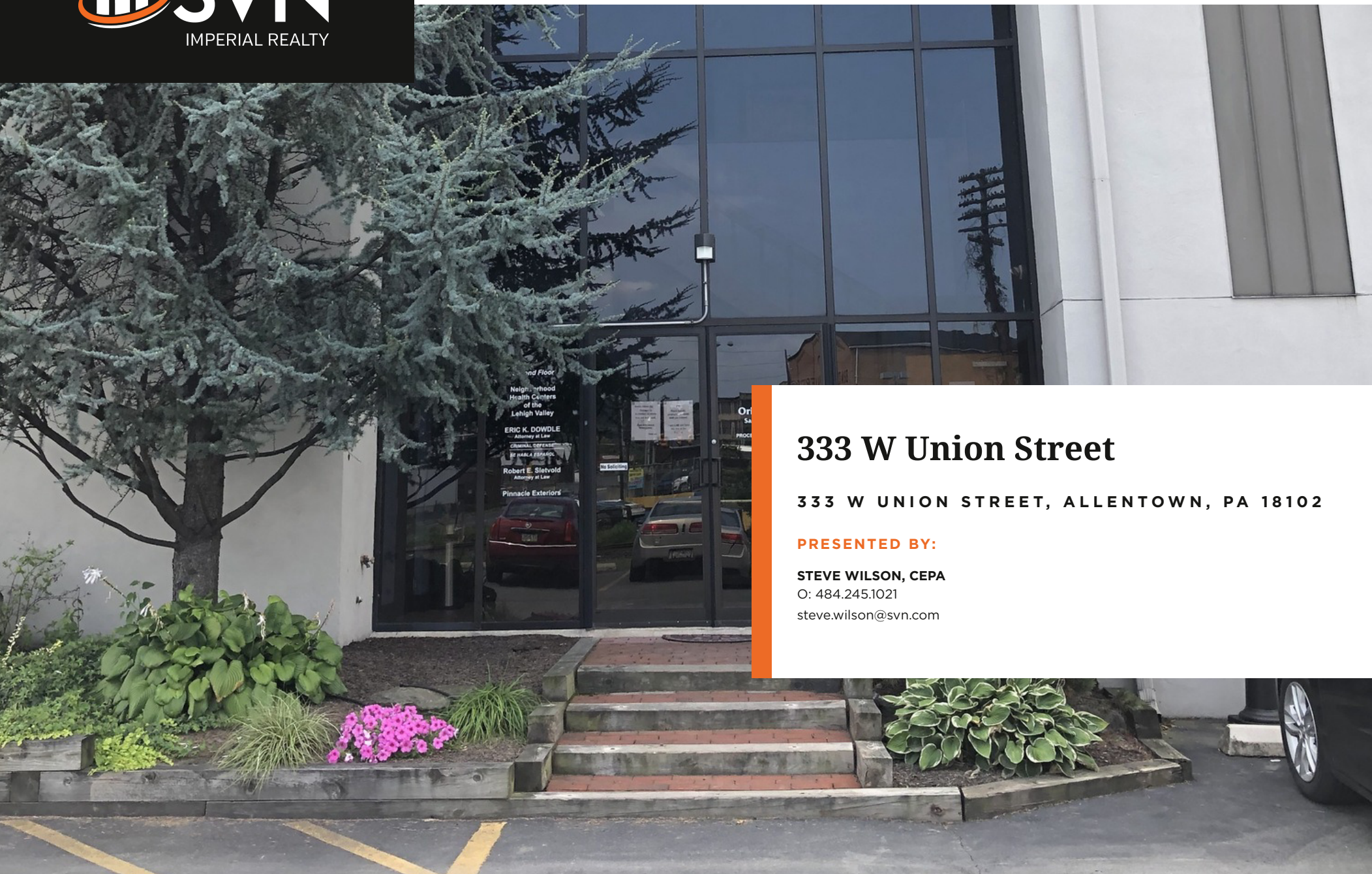




Office Space for Lease



333 W Union Street

333 W UNION STREET, ALLENTOWN, PA 18102

PRESENTED BY:

STEVE WILSON, CEPA

O: 484.245.1021

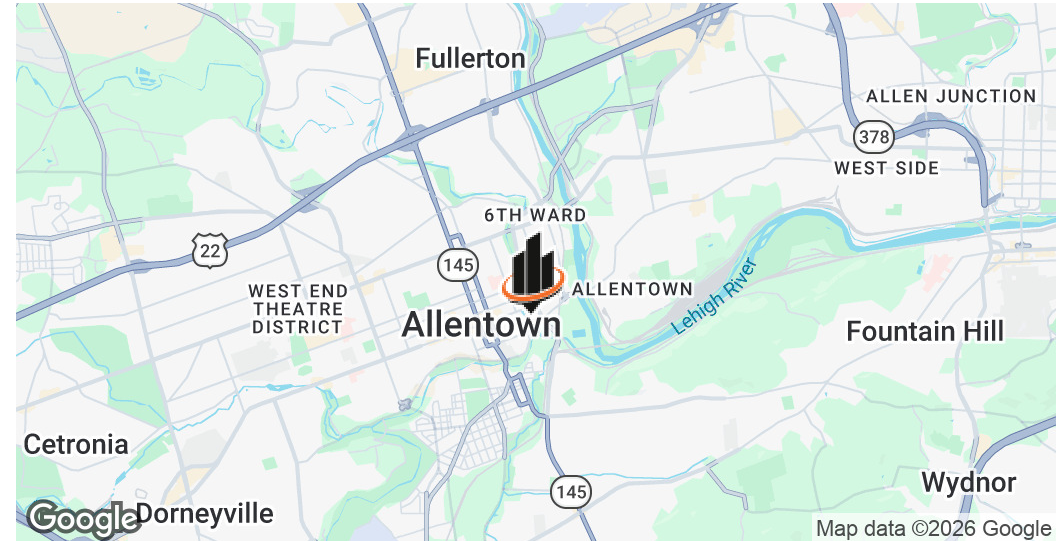
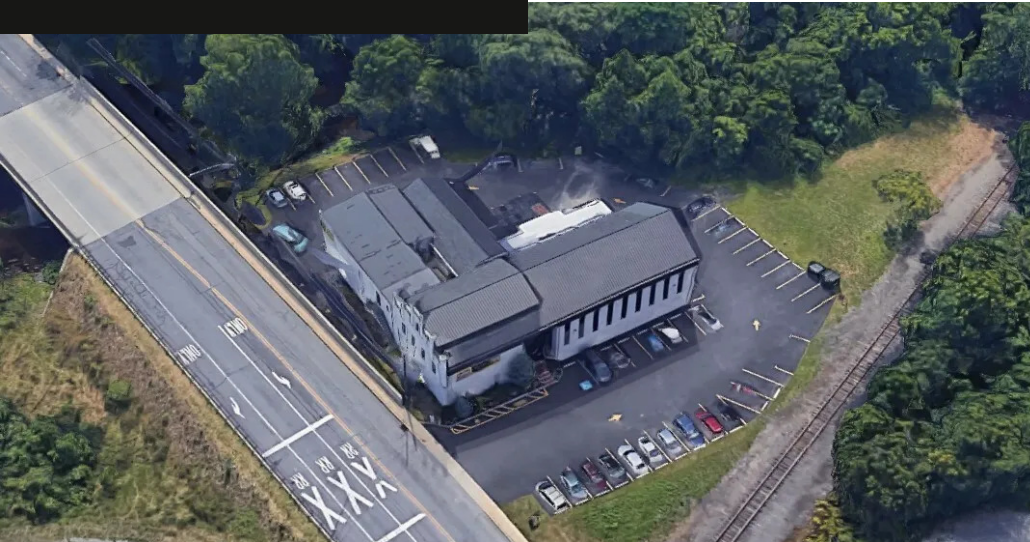
steve.wilson@svn.com



Property Overview

333 W Union Street

333 W Union Street, Allentown, PA 18102



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. New elevator to be installed August 2026.

PROPERTY HIGHLIGHTS

- Ideal location for professional or medical office use
- 1st floor and 2nd floor spaces available
- 53 shared surface parking spaces
- New elevator to be installed August 2026
- Easy access to major transportation routes and Allentown's amenities and services

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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.

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Additional Photos

333 W Union Street

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Additional Photos

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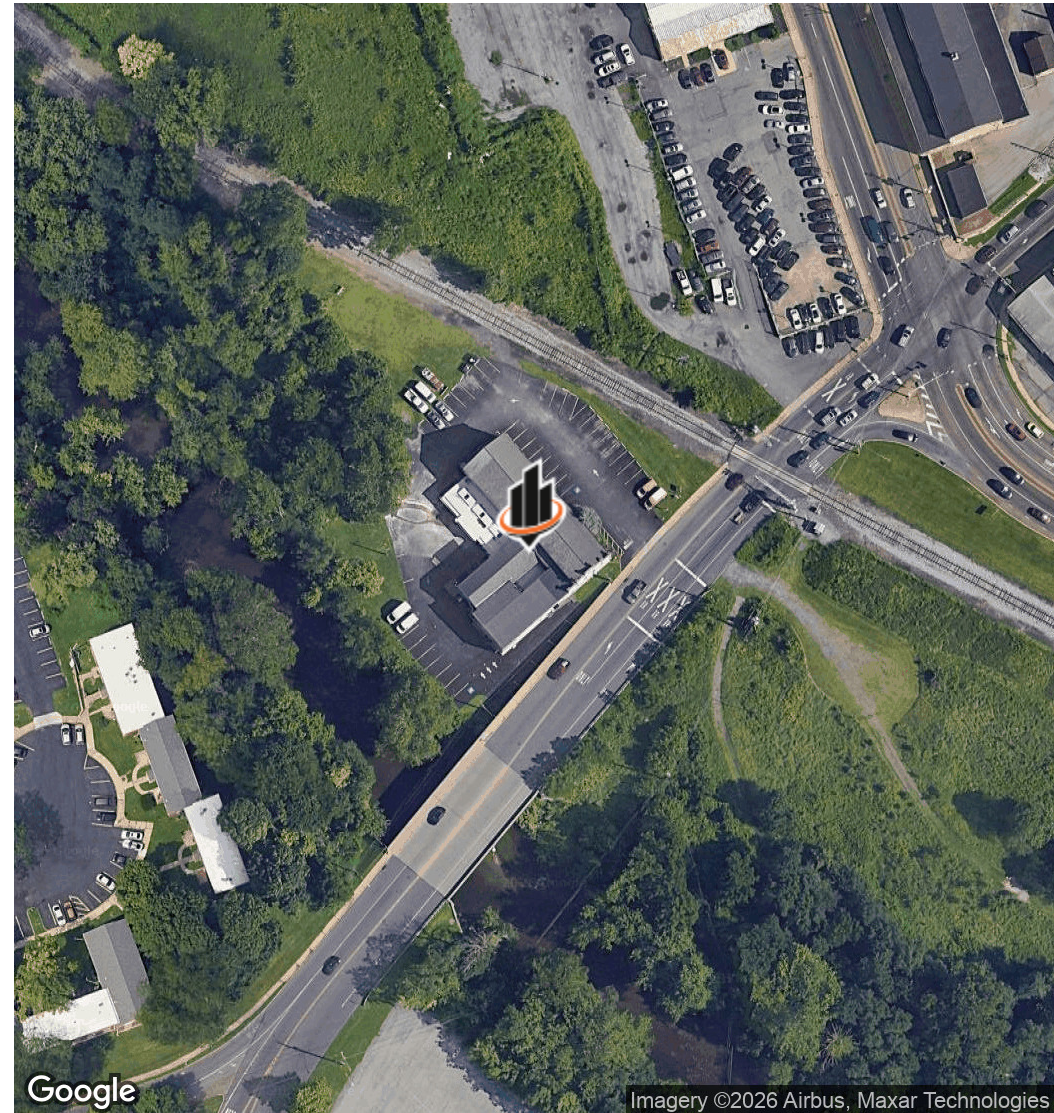
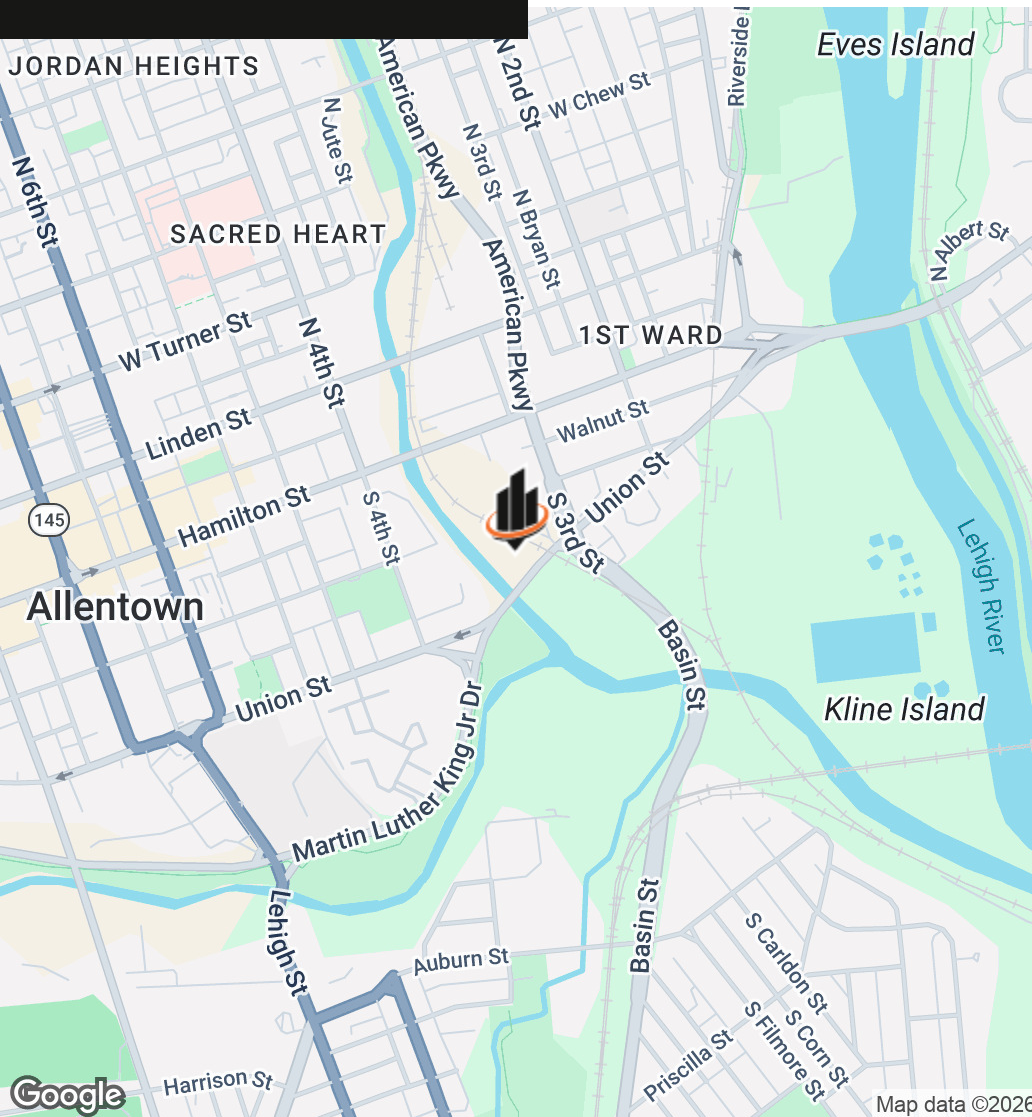




Location

333 W Union Street

333 W Union Street, Allentown, PA 18102



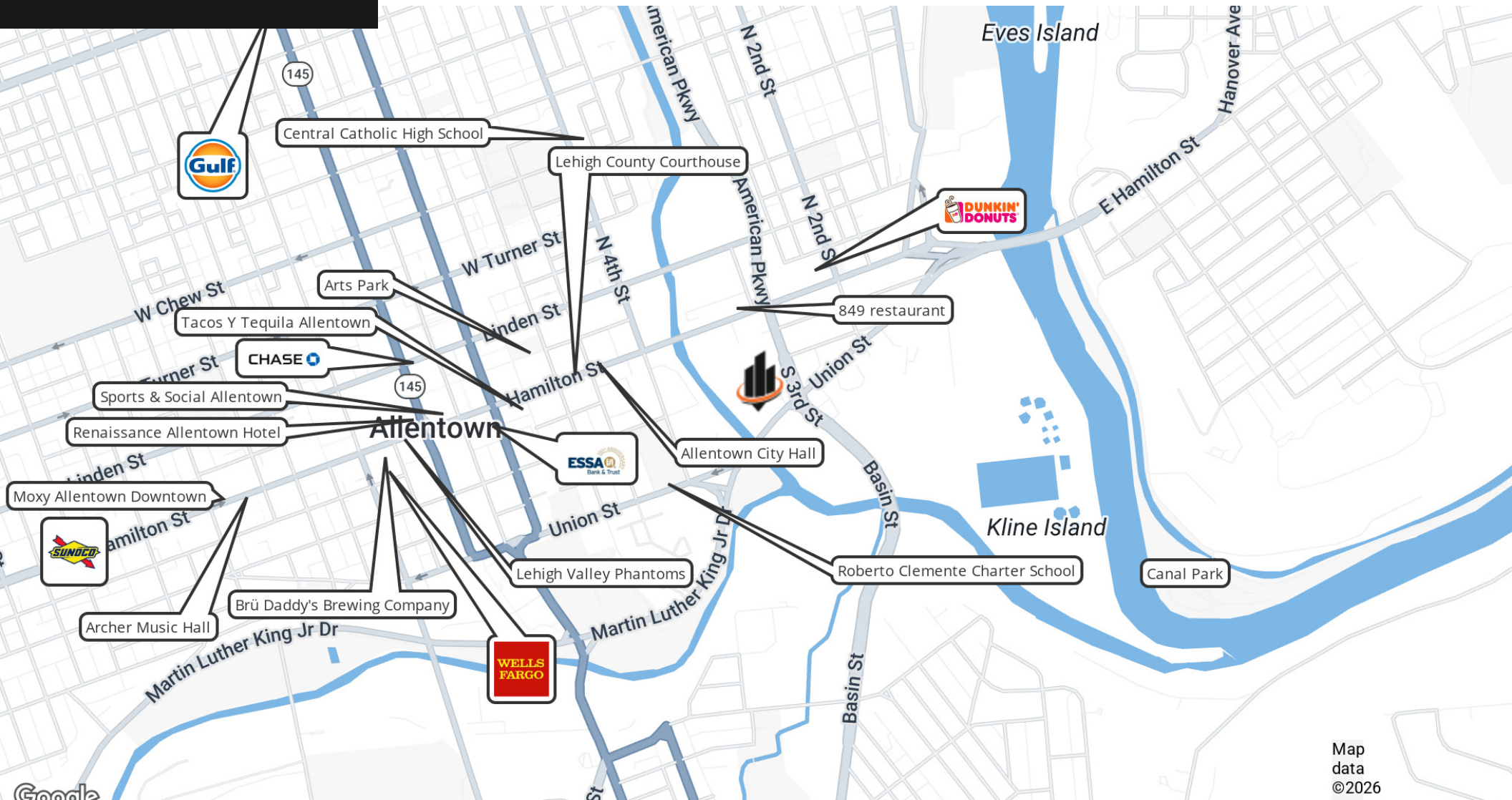
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What's Nearby

333 W Union Street

333 W Union Street, Allentown, PA 18102



Map
data
©2026



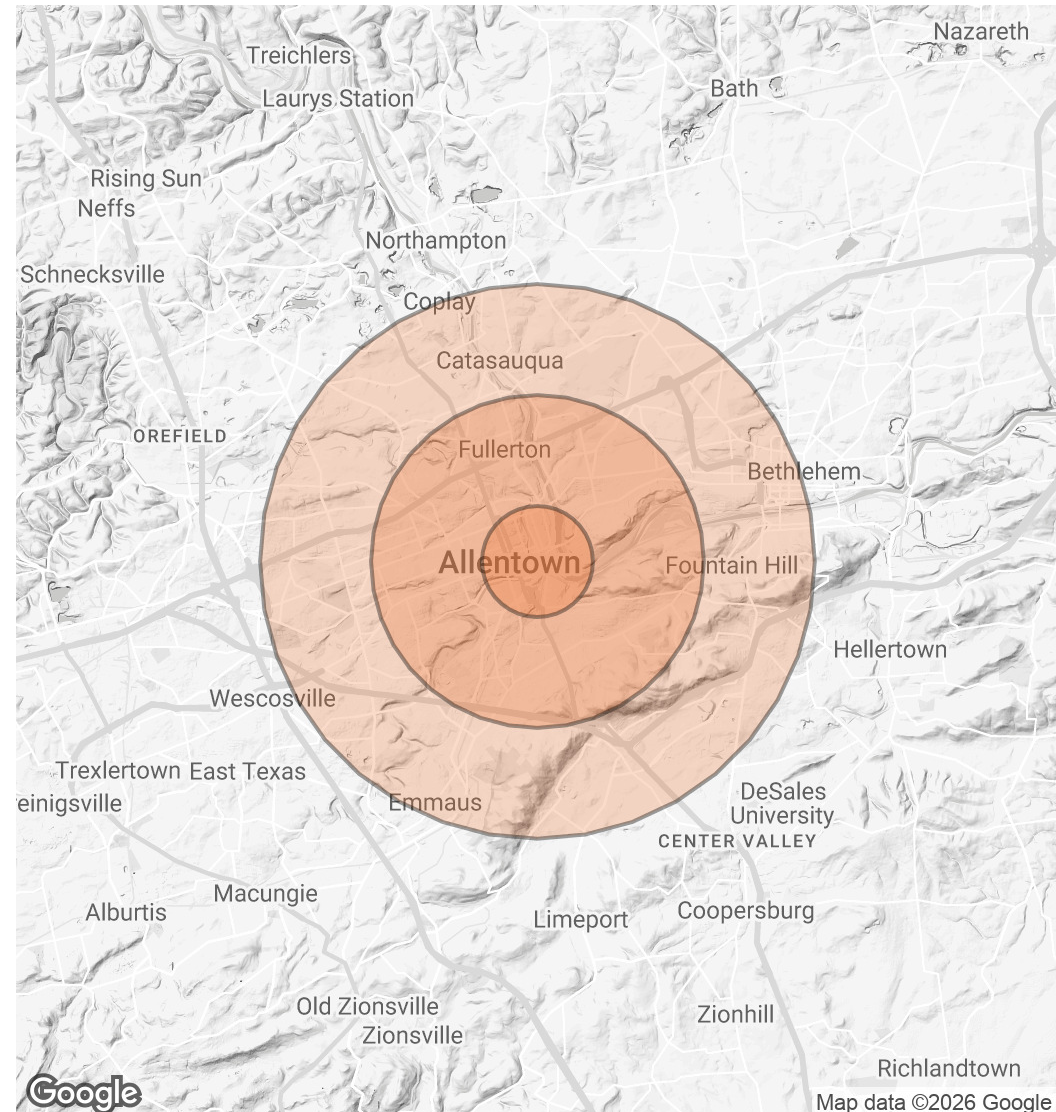
Demographics Map & Report

333 W Union Street

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	37,345	146,100	259,883
AVERAGE AGE	29.8	35	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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Dear Gary,

On behalf of Promise Neighborhoods of the Lehigh Valley, I would like to extend our sincere gratitude for the outstanding landlord-tenant relationship we have shared throughout our time in your property.

Your professionalism, responsiveness, and willingness to work collaboratively with our organization have truly made a difference. From the very beginning, you consistently demonstrated patience, understanding, and a genuine commitment to maintaining a positive and respectful partnership. Your quick response to concerns, flexibility when needed, and overall support helped create a stable environment that allowed us to focus on serving the community and advancing our mission.

As a nonprofit organization dedicated to supporting families and strengthening our community, having a landlord who valued communication and mutual respect meant more than words can express. We deeply appreciate the effort you put into ensuring our experience was a positive one.

I would confidently and wholeheartedly recommend you to any future tenants or organizations seeking a landlord who is professional, fair, responsive, and easy to work with. It has truly been a pleasure to rent from you.

Thank you again for your partnership, your support, and for contributing to the success and growth of Promise Neighborhoods during our time in your space. We wish you continued success in all your future endeavors.

With gratitude,

Jeani Garcia

Jeani Garcia

Executive Director

jeanig@promiseneighborhoodslv.org

610-515-3887