



# FOR LEASE

968 POSTAL ROAD  
ALLENTOWN, PA 18109

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Tom Skeans, CCIM

# Executive Summary



## PROPERTY SUMMARY

**AVAILABLE SF:** 550 - 3,600 SF

**LEASE RATE:** \$12.00 SF/Yr (NNN)

**BUILDING SIZE:** 23,141 SF

**CEILING HEIGHT:** 9.0 FT

**YEAR BUILT:** 1987

**RENOVATED:** 2013

**MARKET:** Lehigh Valley

**CROSS STREETS:** Marcon Blvd

## PROPERTY OVERVIEW

Well maintained professional office building next to LVI Airport in LVIP III. Distinct glass curtain wall construction makes this building stand out from the crowd.

This central Lehigh Valley location affords easy access to all part of the Valley. Services such as restaurants, retail and banking are also nearby. Generous construction allowance available from Landlord based on tenant credit.

Strategically located in LVIP III, the property benefits from a central Lehigh Valley location, easy access to the LVI Airport and direct access to Route 22.

## PROPERTY HIGHLIGHTS

- Conveniently Located in LVIP III
- Currently open floor plan with large glass entry door.
- Competitive Leasing Rates
- Multi Zone High Efficiency HVAC System

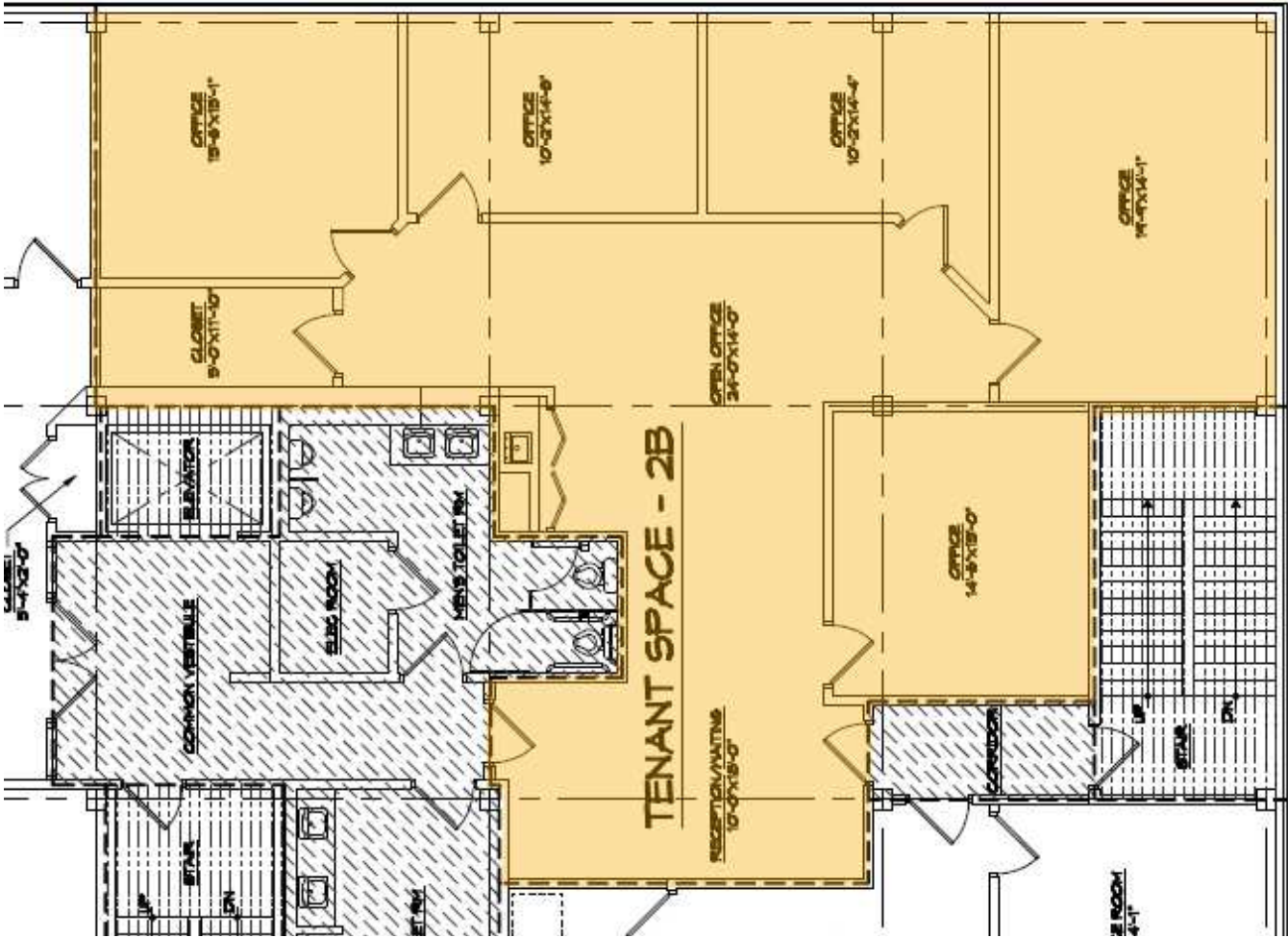
# Available Spaces



**LEASE TYPE**      **NNN** | **TOTAL SPACE**      **550 - 3,600 SF** | **LEASE TERM**      **36 TO 60 MONTHS** | **LEASE RATE**      **\$12.00 SF/YR**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 200	Available	2,136 SF	NNN	\$12.00 SF/yr
Suite 300	Available	3,600 SF	NNN	\$12.00 SF/yr
Suite 320	Available	550 SF	NNN	\$12.00 SF/yr

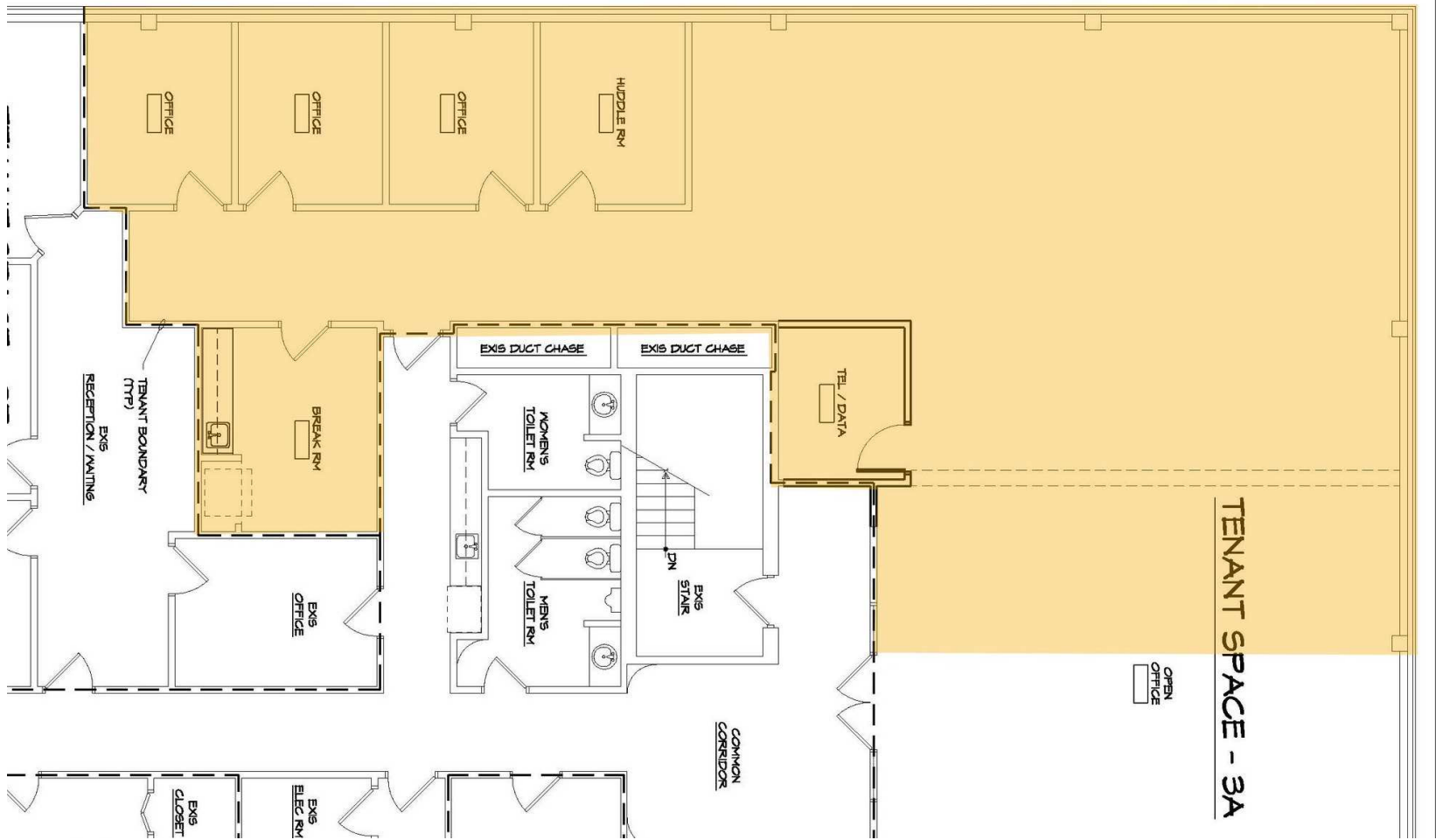
# Floor Plans 200



1 968 POSTAL ROAD  
Suite 200

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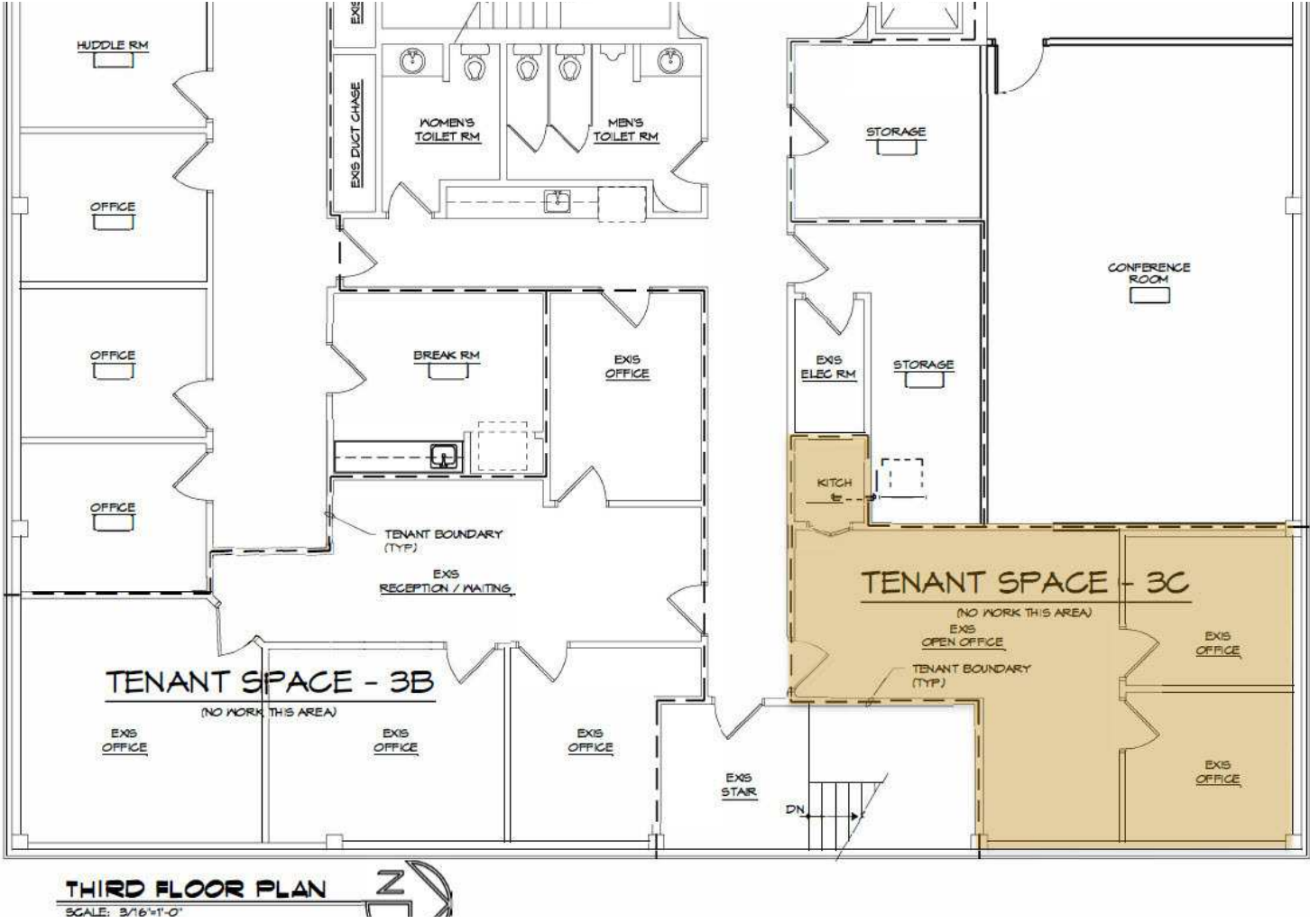
# Floor Plans 300



1 968 POSTAL ROAD  
Suite 300

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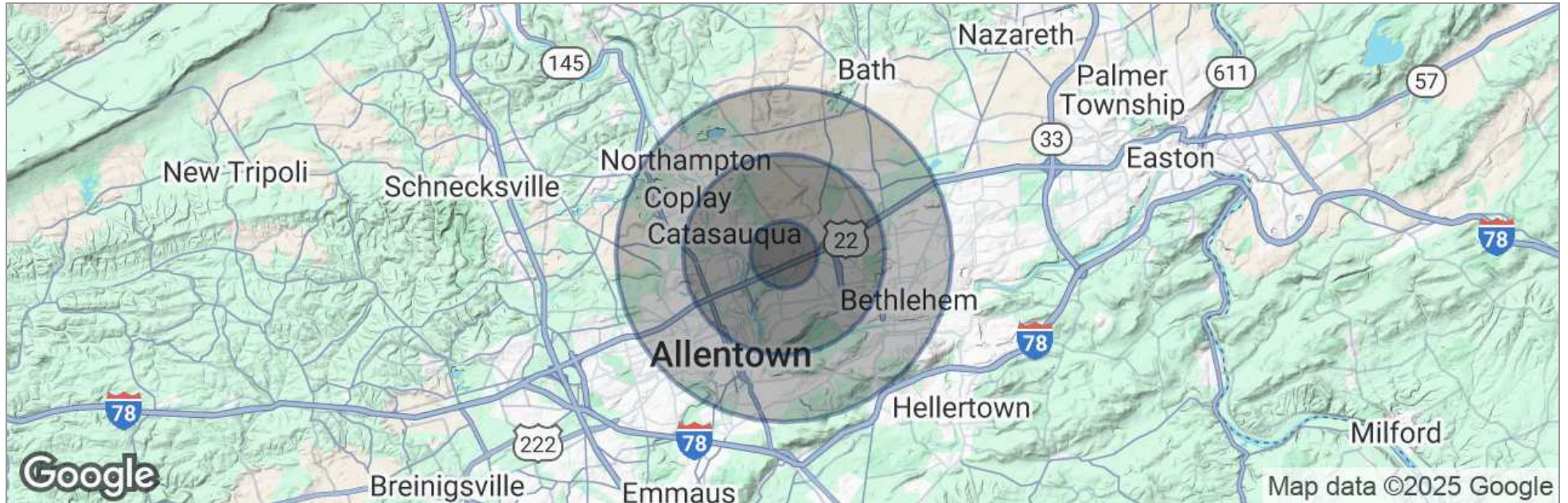
# Floor Plans 320



# Area Map



# Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	2,207	72,962	249,576
Population Density	703	2,581	3,178
Median Age	40.8	38.9	36.3
Median Age (Male)	40.1	37.3	34.9
Median Age (Female)	40.8	40.9	37.9
Total Households	944	29,495	96,990
# of Persons Per HH	2.3	2.5	2.6
Average HH Income	\$55,142	\$54,720	\$53,897
Average House Value	\$162,460	\$193,995	\$202,114

\* Demographic data derived from 2020 ACS - US Census