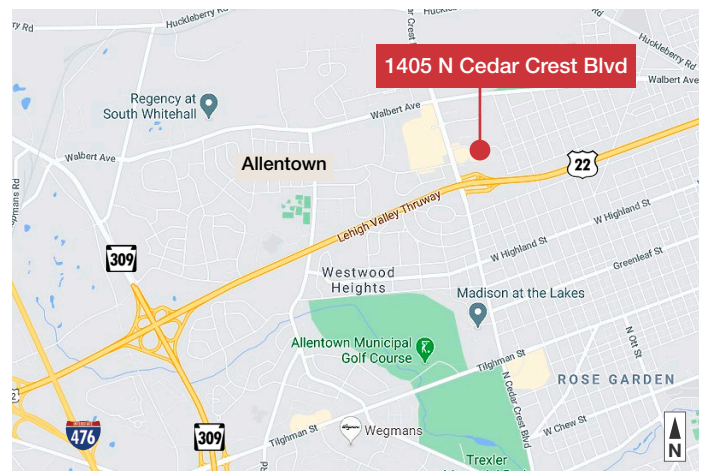




1405 N Cedar Crest Blvd Allentown, Lehigh County, PA

Property Features

- 1,800 SF up to 4,369 SF office suites for lease
- Recent renovations to lobby and common hallways
- Located in a professional park setting with multiple corporate neighbors
- Ample parking
- Dense residential area with excellent area demographics
- Abundant area amenities in immediate area including Weis, Target, UPS, CVS, and more
- Less than a mile to Route 22 with easy access to Route 309, I-78, and PA Turnpike 476
- **Lease Rate: \$19.25/SF Modified Gross plus Utilities and Janitorial**



For more information:

Sarah Finney Miller

610.871.1719 | sfinney@naisummit.com

Jennifer Kennedy

610.871.1707 | jennkennedy@naisummit.com

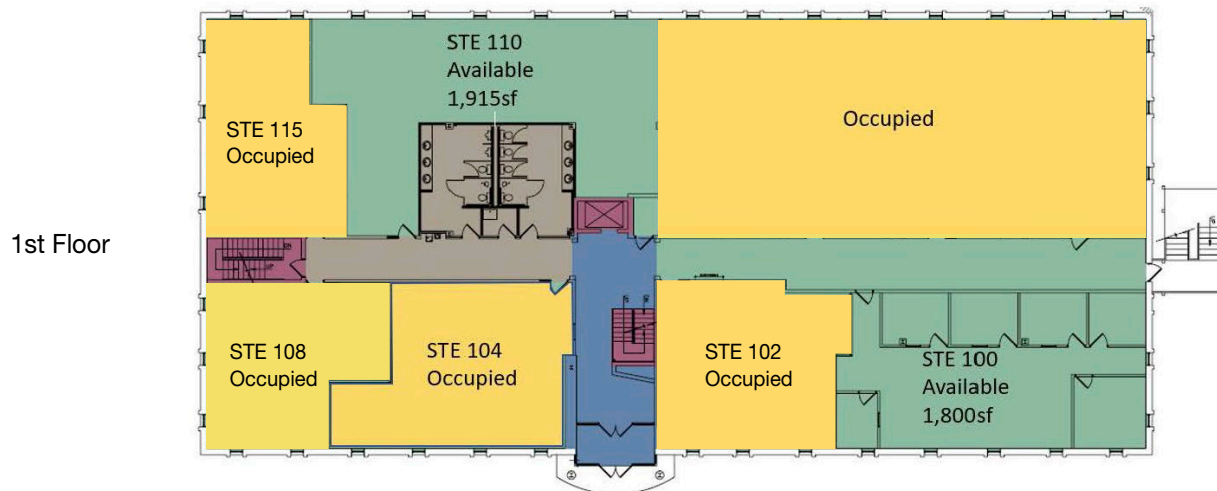
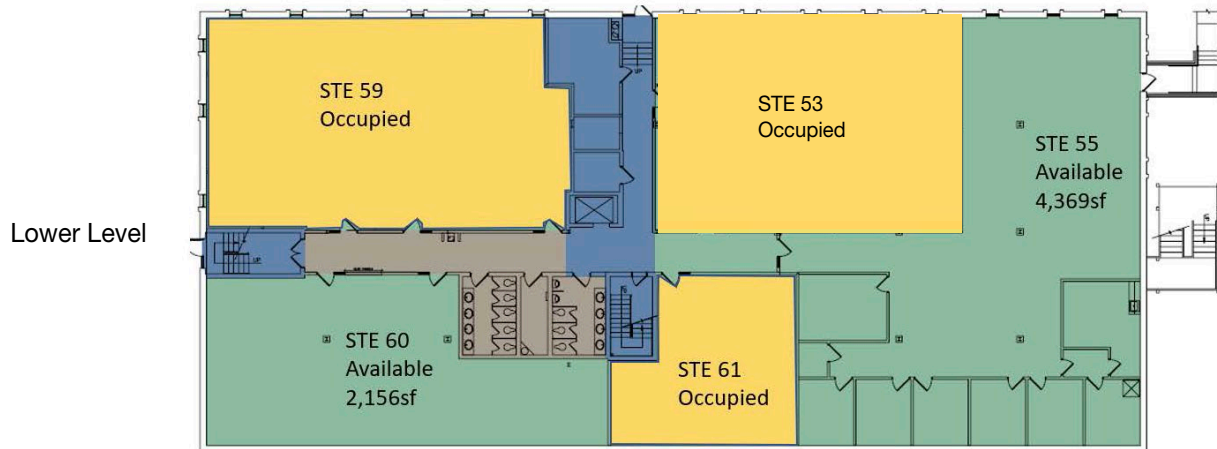
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Summit

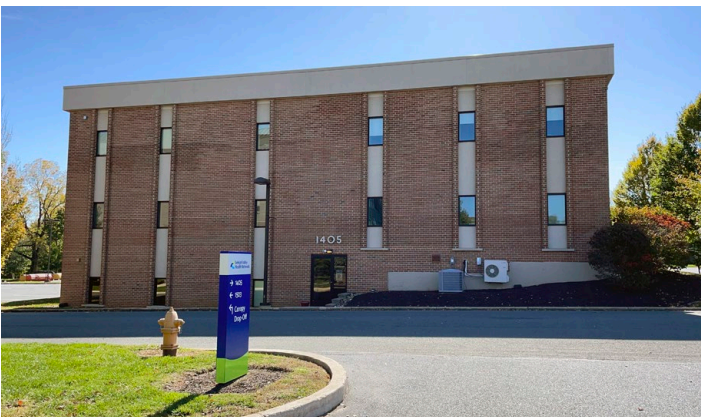
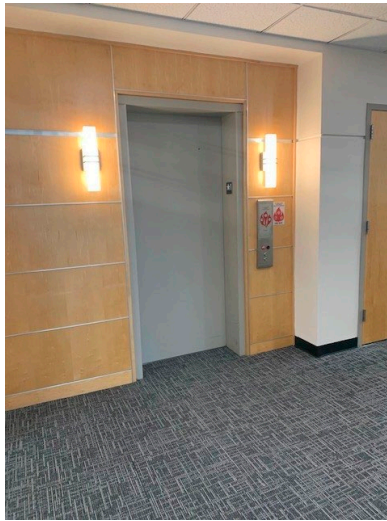
1620 Pond Rd, Suite 150
Allentown PA 18104

610.264.0200 | naisummit.com

AVAILABLE OFFICE SUITES **BUILDING FLOOR PLAN**



1405 N CEDAR CREST BLVD **ALLENTOWN, PA**



NAI Summit
1620 Pond Rd, Suite 150
Allentown PA 18104
610.264.0200 | naisummit.com

For more information:

Sarah Finney Miller
610.871.1719
sfinney@naisummit.com

Jennifer Kennedy
610.871.1707
jennkennedy@naisummit.com

1405 N CEDAR CREST BLVD ALLENTOWN, PA



Area Overview

Located in a densely populated area of South Whitehall Township. Many corporate and medical professionals in close proximity.

Convenient to Route 22, provides quick access to I-78, Route 33, and PA Turnpike Northeast Extension (I-476)

Area amenities include pharmacies, restaurants, retail, and banking.

AREA DEMOGRAPHICS

Key Facts	1 Mile	3 Miles	5 Miles
Population	7,081	93,938	221,443
Median Age	50.8	39.9	39.2
Average HH Income	\$127,191	\$90,436	\$87,148
Total Businesses	383	3,469	8,138
Total Employees	3,801	51,588	134,773

TRAFFIC COUNTS

Street	Distance	Cross-Street	Year	Count
N Cedar Crest Blvd	0.10	Office Center Rd	2020	14,093
N Cedar Crest Blvd	0.17	Route 22	2019	19,445
N Cedar Crest Blvd	0.45	Walbert Ave	2017	12,753