



Accelerating success.

ROMA CORPORATE CENTER

1605 N. CEDAR CREST BLVD.

For Lease

1605 N Cedar Crest Blvd
Allentown, PA

John Susanin

Senior Managing Director
+1 610 684 1860
john.susanin@colliers.com

Derek Zerfass

Senior Vice President
+1 610 295 6125
derek.zerfass@colliers.com

Colliers International
7535 Windsor Drive
Suite 208
Allentown, PA 18195
www.colliers.com/philadelphia

Property Highlights

- Excellent Live, Work, Play dynamic
- Class A office building
- Immediate access to US22
- 10 minute drive to Lehigh Valley airport
- Café on site
- Tenant fitness center on site
- Walk to all amenities, including adjacent day-care, shopping, restaurants, banks
- Property management on site



Property Overview

Address	1605 Cedar Crest Boulevard, Allentown PA
Building Size	214,700 SF
Building Access	24/7 building access with key card
Amenities	Coffee and snack bar in atrium. 6-story glass elevator, 4 elevators in all including one freight elevator
Sprinkler Systems	Fully sprinklered in all office suites and common areas
Fire System	State of the art smoke and fire detection system. Monitored off-site
Construction	Steel frame construction with concrete floors. Rubber roof with river stone ballast
HVAC	Highly efficient HVAC system under tenant temperature control



Key Highlights



Office sizes vary from
1,500 SF to 18,400 SF



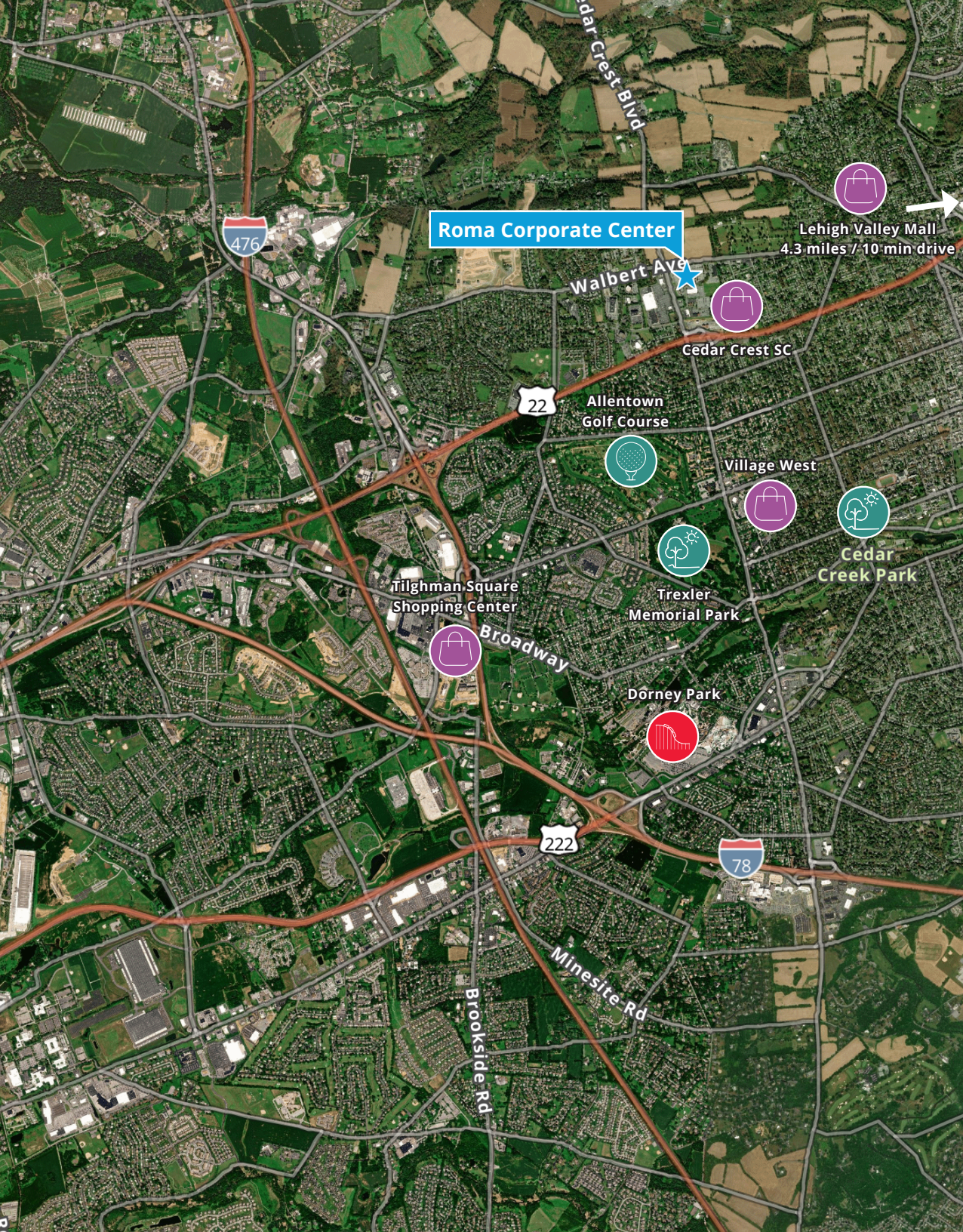
Complimentary fitness
center for tenants
& employees



State of the art energy
recovery fresh air and
exhaust system















Convenient restrooms
on each floor



Location Matters

Roma Corporate Center is centrally located and surrounded by a tremendous variety of amenities such as restaurants, daycares, shopping, medical, gyms, one of best school districts in Lehigh Valley, parks, golf courses, multiple universities, some of the best residential developments from quality apartments to multi-million dollar homes and everything in between, with excellent access to all major highways.

1 mile		6,377 people		\$117,995 average HHI
		2,629 households		3,824 employees
3 mile		81,840 people		\$81,901 average HHI
		31,102 households		46,740 employees
5 mile		210,358 people		\$77,617 average HHI
		78,952 households		131,449 employees



Colliers International
7535 Windsor Drive
Suite 208
Allentown, PA 18195
www.colliers.com/philadelphia

For More Information, Please Contact:

John Susanin

Senior Managing Director
+1 610 684 1860
john.susanin@colliers.com

Derek Zerfass

Senior Vice President
+1 610 295 6125
derek.zerfass@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.