NAI Summit

Unique Opportunity

120,000 SF Building For Sale

Multi-Tenant Office Building in a Prime Allentown Location

Hamilton Business Center

1101 W. Hamilton Street, Allentown, PA 18101

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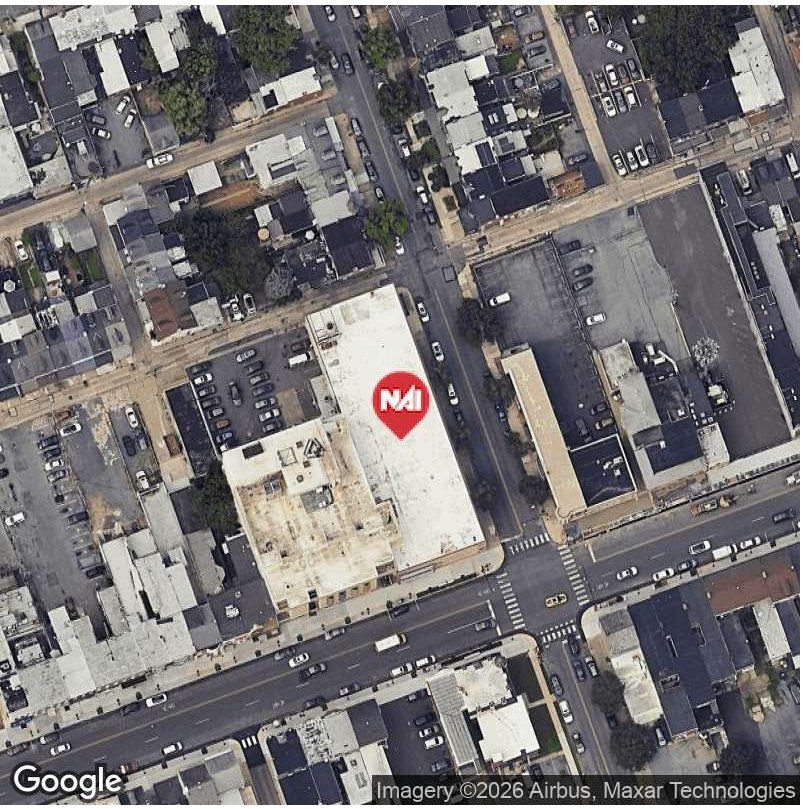
For Sale

Hamilton Business Center
Property Overview



NAI Summit is pleased to present Hamilton Business Center for sale. The facility is a 120,000 square foot multi-tenanted office building located at 11th and Hamilton Streets in the Central Business District in Allentown, Pennsylvania. The building is two connected structures designated as east and west towers, that function as a single facility.

The building supports a diversified tenant base across various industries, including professional and community focused services. The suites benefit from broad market appeal and consistent demand.

Hamilton Business Center offers renovated and upgraded quality spaces with modern amenities, 24/7 key card access, proactive property management, and convenient reserved parking areas for tenants.

- Two seamlessly connected structures, a three-story building and a five-story building, designed to function as a single facility.
- Well-maintained by on-site property management and building services team.
- Property is professionally managed using AppFolio, an industry-leading property management system that enhances operational control and financial transparency.
- Flexible configuration of suites attracts a myriad of tenants both large and small.
- Extensive renovations and upgrades in the past 5 years.

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1620 Pond Road, Suite 150
Allentown, PA 18104
610 264 0200 tel
naisummit.com

For Sale

Hamilton Business Center
Property Details

Property Information

Property Type	Office
Zoning	B-2 Central Business District
Lot Size	0.78 Acres
APN #	549689761402 001, 549689663111 001
Corner Property	Yes

Building Information

Building Size	120,000 SF
Building Class	B
Occupancy %	96.0%
Tenancy	Multiple
Year Built	1956

Location Information

Street Address	1101 W. Hamilton Street
City, State, Zip	Allentown, PA 18101
County	Lehigh
Signal Intersection	Yes
Nearest Highway	US Route 22

Utilities & Amenities

Handicap Access	Yes
Number of Elevators	3

Parking & Transportation

Parking	On-site and off-site private lots; Up to 147 paces
Public Transportation	Multiple LANTA bus routes

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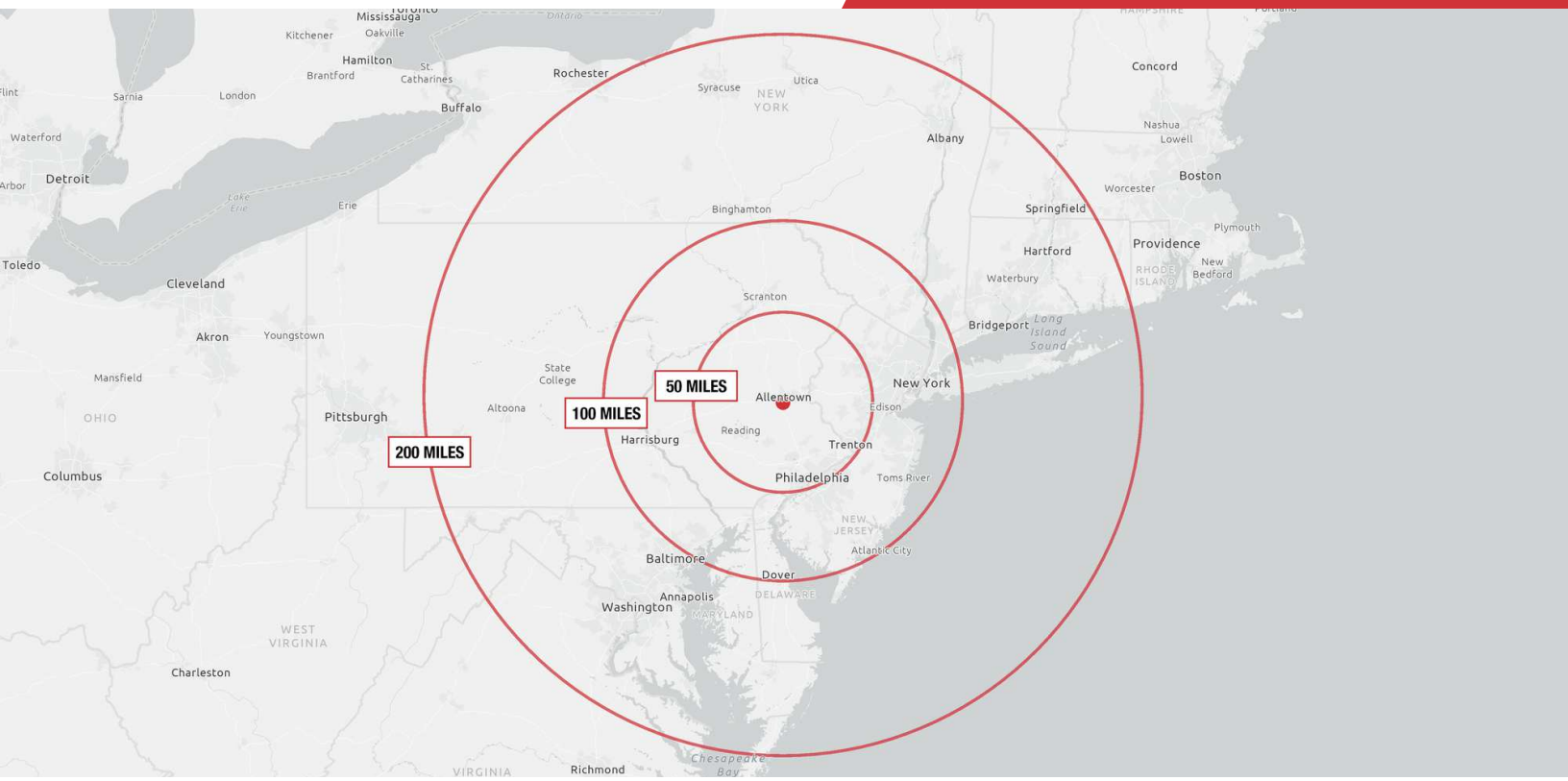

	Time	Miles
Route 22	10 min	2 miles
I-476	15 min	6.3 miles

Location Advantages

- Highly visible location in Allentown, the third largest city in Pennsylvania.
- Over the course of several years, Allentown has witnessed significant growth and development, making the downtown area a desirable relocation hub for many local and regional businesses.
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's largest, locally owned, full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

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