



# CEDAR CREST

PROFESSIONAL PARK

South Cedar Crest Boulevard  
Allentown, Pennsylvania

Seven building office portfolio for lease



Convenient. Contemporary. Simply a great place to work.

Leased and Managed exclusively by





1245 South Cedar Crest Boulevard  
Allentown, Pennsylvania

## THE PROPERTY

### PARK HIGHLIGHTS

Conveniently located off Interstate 78, Cedar Crest Professional Park offers flexible floorplates for a variety of users, with availability sizes from 700 to 30,000 SF. Numerous nearby amenities surround the business park, including Allentown's top shopping, retail, lodging, and entertainment hot spots. On-site amenities include a state-of-the-art fitness center, two restaurants, and bank with drive thru.



- Professional on-site management by JLL
- Seven building business park
- Many recent upgrades inside and out
- Conveniently located off Interstate 78
- Ample free parking
- Excellent public transportation access (three bus stops)
- On-site state-of-the-art fitness facility, two restaurants, and bank with drive thru
- On-site maintenance technicians
- Turn-key suites available
- Free T-1 line for the term of the lease
- Immediately adjacent to green space and walking trails

### RENOVATION HIGHLIGHTS

- Renovated lobbies
- New electronic touch screen directory boards in each lobby
- Outdoor picnic tables
- Resurfacing and stripping of the parking lot
- New HVAC roof top units



## THE NEIGHBORHOOD

-  Nearby amenities include
-  Penn Pizza Restaurant
-  Grille 3501
-  Bamboo Asian Cuisine
-  Carraba's Italian Grille
-  3 Men & a Bagel
- TGI Fridays
- Shops at 3900 Hamilton
- South Mall
- Key Bank
- LV Hospital - Cedar Crest

## AVAILABILITY



**Building:** 1243  
**Total size:** 94,090 SF  
**Available:** 0 SF



Tour:  
Suite 300

**Building:** 1245  
**Total size:** 94,481 SF  
**Available:** 71,980 SF



Tour:  
Suite 104  
Suite 301

**Building:** 1247  
**Total size:** 120,764 SF  
**Available:** 24,845 SF



Tour:  
Suite 200  
Suite 300

**Building:** 1249  
**Total size:** 63,109 SF  
**Available:** 54,927 SF



**Building:** 1251  
**Total size:** 130,397 SF  
**Available:** 24,363 SF

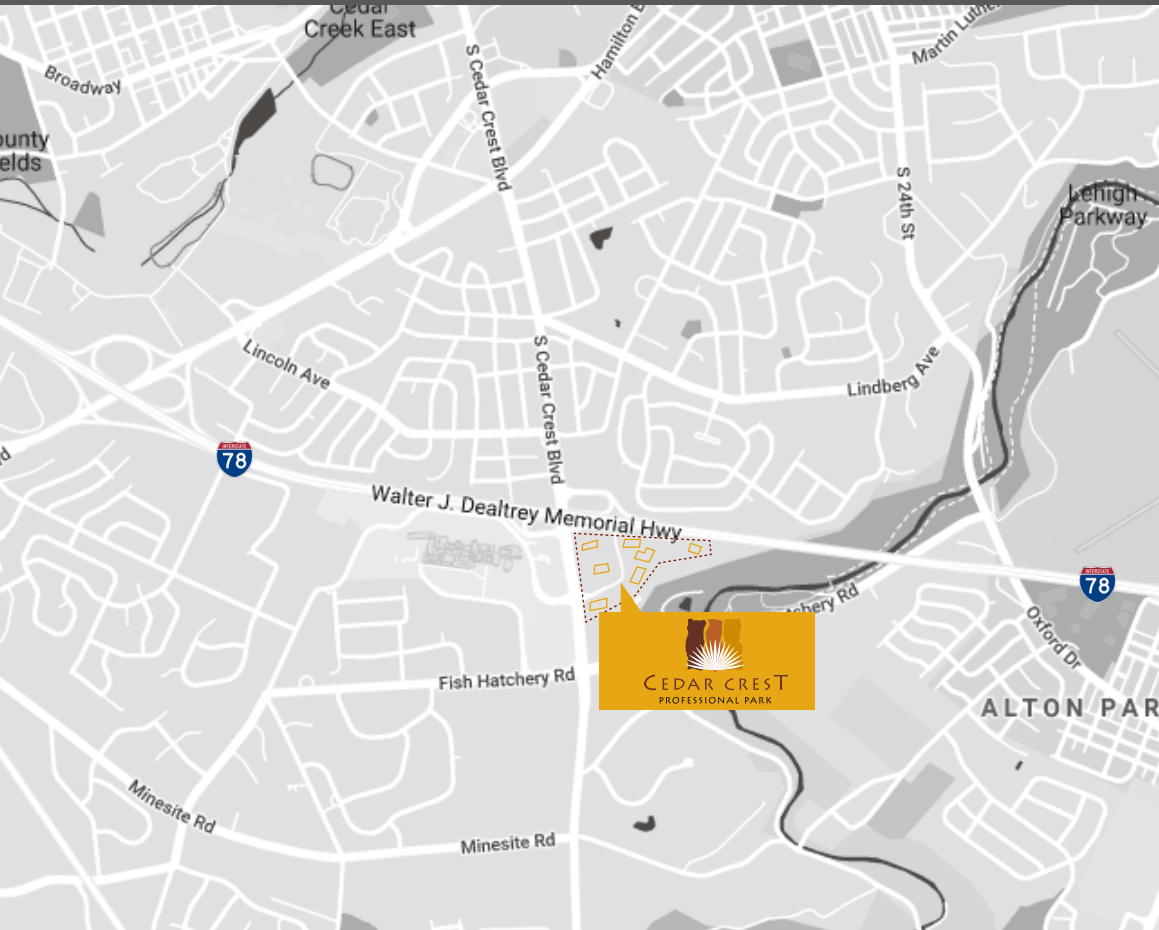


**Building:** 1255  
**Total size:** 94,239 SF  
**Available:** 20,897 SF



**Building:** 1259  
**Total size:** 96,199 SF  
**Available:** 30,657 SF

“ Visit the property website at [www.lvccpp.com](http://www.lvccpp.com) ”



**CEDAR CREST**  
PROFESSIONAL PARK

Cedar Crest Professional Park has what tenants want:

Upgraded facilities



Commuter access



Public transit



Amenities



Parking



Green space



4

Miles from Allentown CBD

15

Restaurants within one mile

12

Miles from Lehigh Valley International Airport

3

Bus stops in park

6

Miles from the Northeast Extension of the PA Turnpike (I-476)

0

Miles to the nearest green space (adjacent to Little Lehigh Park)



Contact us:

**Phil Schenkel**  
Executive Vice President  
+1 484 635 3228  
phil.schenkel@am.jll.com

**Matthew Dorman**  
Vice President  
+1 484 635 3236  
matthew.dorman@am.jll.com

**Allan Neibart**  
Transaction Manager  
+1 610 329 1300  
allan.neibart@am.jll.com

**JLL | Jones Lang LaSalle Brokerage, Inc.**  
1550 Pond Road, Suite 150  
Allentown, PA 18107  
+1 484 635 3300  
www.jll.com

Leased and Managed exclusively by

