

RENOVATED OFFICE SUITES

The Mansion on 7th

Allentown, PA 18102

For Lease



Second Floor: Suite 201



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The Mansion on 7th

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The Mansion on 7th is a Victorian-style property, built in 1890, with extensive renovations from floor to ceiling. The firm handling the project, Artefact Architecture, has crafted an exceptional atmosphere for tenants and their clients. From refurbishing the wooden floors to installation of new zoned HVAC, all updates are handled with exacting attention to detail.

The available second and third floor office suites offer elegant appeal for professional office users. This property also has off-street parking for its tenants, for an additional fee.

Only 5-10 minutes walk to nearby amenities, including the Arts Walk, PPL Center, popular restaurants and retailers, as well as offices for large and mid-size corporations.

7th Street is one of the main residential and commercial corridors in downtown Allentown. The Mansion on 7th is joining the ranks of the impressive development projects in Allentown.



FEATURES

- New Zoned HVAC
- Elegantly Refinished
- Unique Architecture
- Convenient to Downtown



Property Specs

Professional Office Suites

- Common area entrance, first floor lobby, and restrooms
- Off-street parking lot with spaces available for tenants to rent, total of 14 spaces in the lot
- Originally built in 1890 as a residence
- Currently zoned commercial
- Completely renovated from floor to ceiling. Including new zoned HVAC, upgraded electrical and fixtures, motion sensor lighting, window replacements, roof rebuilt, restored flooring and staircases, new interior doors, restrooms completely rebuilt, and new hardscaping on rear of property
- Windows facing 7th Street were meticulously restored to maintain the historical beauty of the building.
- Permitted uses include: professional business services, financial institution, government uses, catering (preparation of food), restaurant, childcare center, art gallery, custom crafts or artisan's studio, non-profit community center, personal services, retail store
- Renovated and preserved by Artefact Architecture



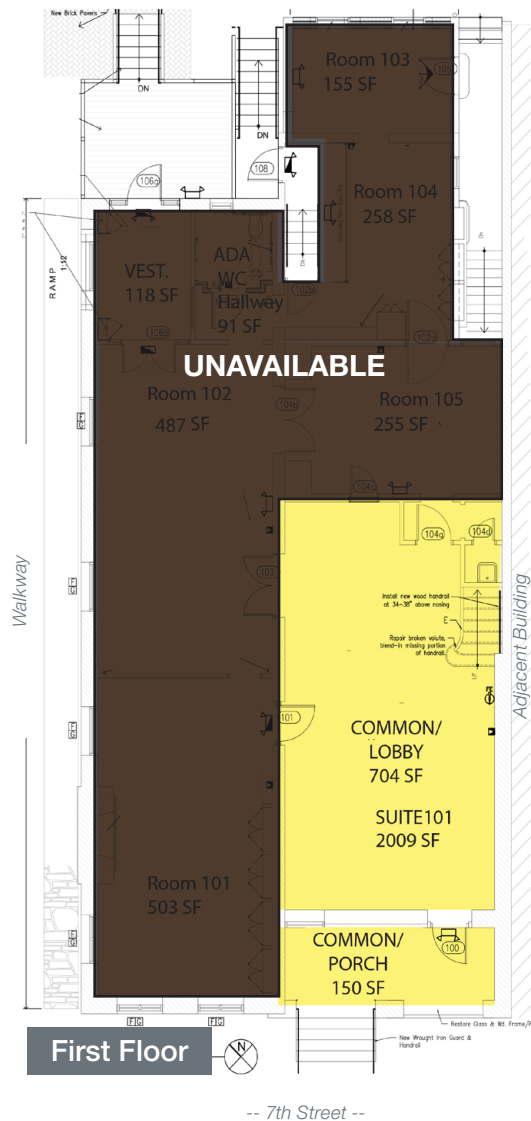
Third Floor: Hallway



Second Floor: Suite 204

Building Floor Plan

Proposed First Floor



Suite 101 2,009 SF (Unavailable)

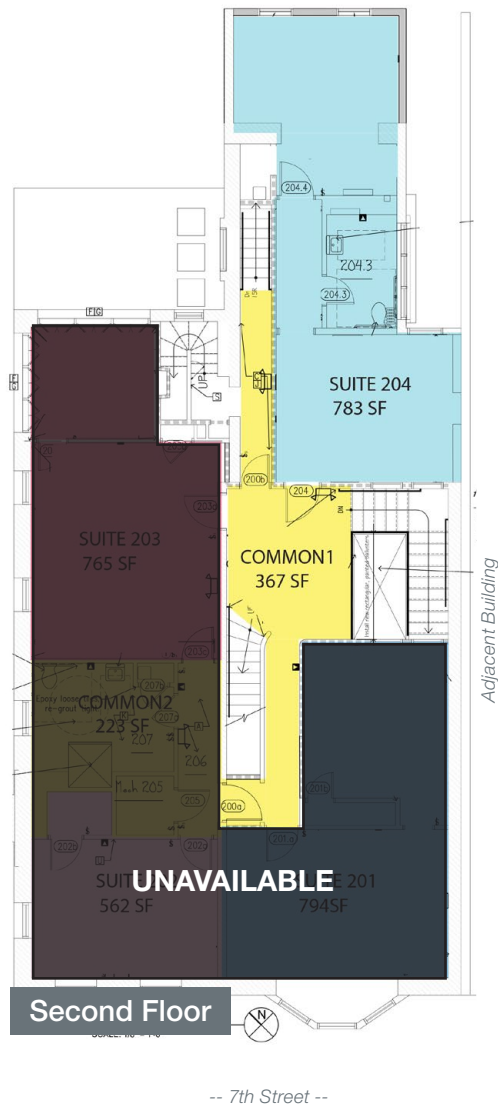
Five rooms of varying sizes, a restroom, access to common lobby, private rear entrance and vestibule that accommodates ADA accessibility

Elegant french doors open to the expansive common lobby which features a grand staircase leading to the office suites on the upper floors.

Enjoy the charm of the detailed ceiling, the wainscoting, preserved fireplace, and the natural light from the floor to ceiling windows.

Building Floor Plan

Proposed Second Floor Plans



Second floor suites share access to the first floor main entrance and grand staircase as well as a common area restroom.

Suite 201 794 SF (Unavailable)

Includes 2 offices, large storage closet, large interior window overlooking the grand staircase, bay window facing 7th Street

Suite 202 562 SF (Unavailable)

Single office with large storage closet

Suite 203 765 SF (Unavailable)

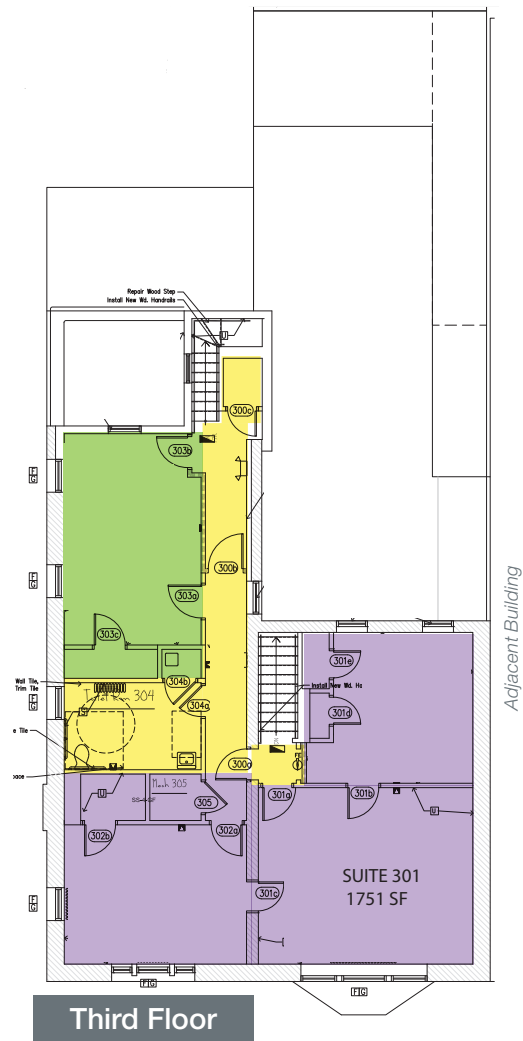
Two offices, small storage closet, lots of natural light

Suite 204 783 SF

Two offices, private restroom, interior window overlooking the grand staircase, elegant architectural details

Building Floor Plan

3rd Floor



-- 7th Street --



Third floor suites share access to the first floor main entrance and grand staircase as well as a common area restroom.

Suite 301 1,754 SF

Includes three offices, multiple storage closets, all offices have exterior windows that provide lots of natural light

Area Demographics

315 N 7th Street, Allentown PA 18102



Key Facts	1 Mile	3 Miles	5 Miles
Population	5,749	18,673	34,171
Median Age	28.9	29.2	29.1
Average Household Size	2.8	2.8	2.9

Income	1 Mile	3 Miles	5 Miles
Average HH Income	\$45,771	\$49,074	\$49,099

Business	1 Mile	3 Miles	5 Miles
Total Businesses	189	753	1,091
Total Employees	1,203	9,026	12,964

Education	1 Mile	3 Miles	5 Miles
Bachelor's/Grad/Prof Degree	11%	9%	8%
Some College	24%	24%	24%
High School Graduate	34%	38%	39%

Local Map

Area Amenities & Walk Time

- | | | |
|-------------------------------------|---------------------|------------------------------------|
| 1. PPL Center | 7. Rite Aid | 14. Allentown Brew Works |
| 2. Allentown Art Museum | 8. China Wok | 15. St. Luke's Sacred Heart Campus |
| 3. Allentown Parking Authority | 9. 7-Eleven | 16. Miller Symphony Hall |
| 4. Lehigh County Courthouse | 10. Dunkin' | 17. STRATA Flats at City Center |
| 5. Downtown Allentown Market | 11. Starbucks | 18. The Hive Allentown |
| 6. Supremo Food Market of Allentown | 12. Bell Hall | 19. The Spiral Deck Parking |
| | 13. Tacos Y Tequila | |



City of Allentown

LEHIGH COUNTY, PA

The City of Allentown is one of the three cities that comprise the Lehigh Valley. Recently, it has seen massive development and investment, bringing thousands of employees into new and renovated office spaces, and welcoming residents to newly built apartments and to a growing commercial region.

Allentown boasts a walkable downtown with restaurants, retailers, world-class arts and entertainment, and sporting events. Downtown Allentown is also the seat of government for Lehigh County.

Local families, day-time employees, and visitors alike enjoy superior dining experiences at the more than 37 downtown restaurant locations.

As the population continues to grow, Allentown remains a developing city that celebrates its rich history and vibrant communities.



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