



Winchester Corporate Center

3435 Winchester Rd
Allentown, Pennsylvania 18104

Property Overview

- Four-story office building
- Professional Park setting
- Ample parking
- Ridge Farm mixed use development currently underway
- Located less than a mile to Route 22
- Convenient access to Route 309, I-78, and I-476 (Northeast Extension/PA Turnpike)
- Area amenities include Target, Weis, Rite Aid, restaurants, and banks

Offering Summary

Lease Rate:	\$19.25 SF/yr (MG)
Building Size:	83,095 SF
Available SF:	4,287 - 8,480 SF

For More Information

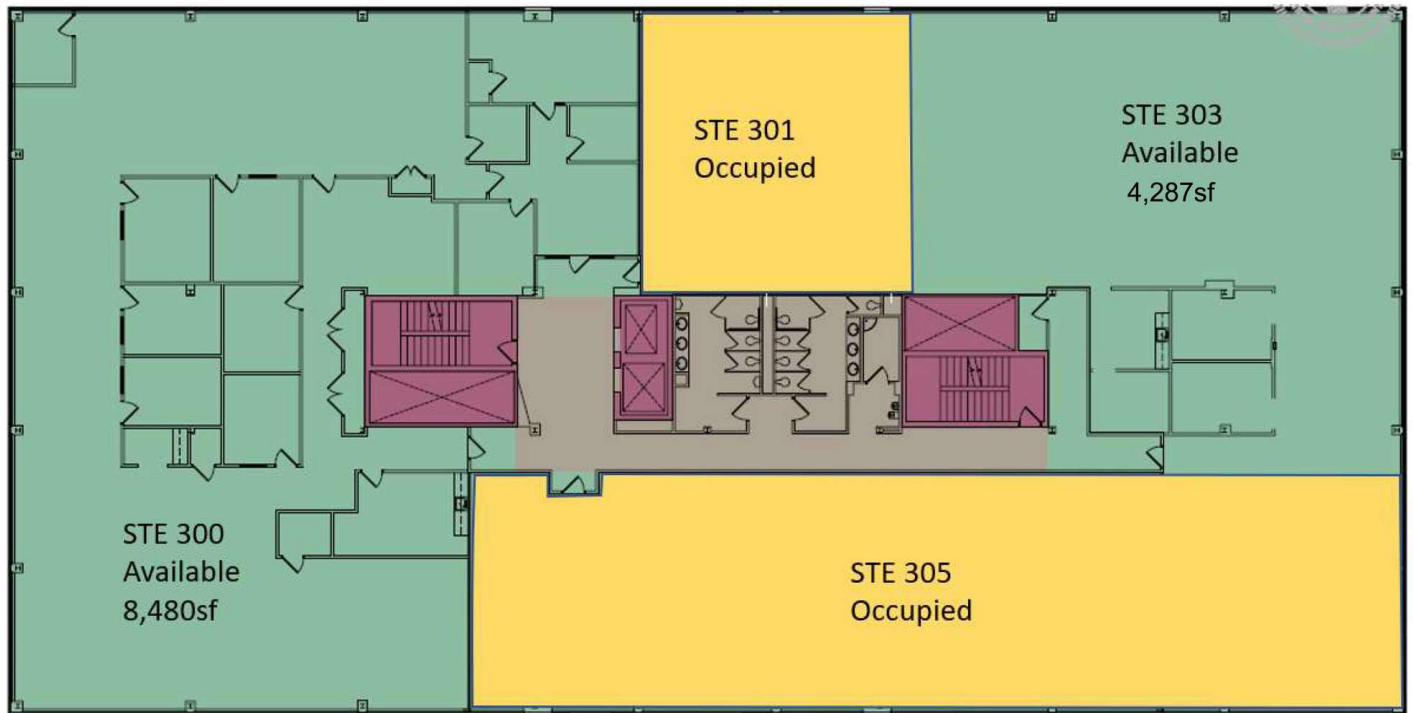
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3435 Winchester – 3rd Floor

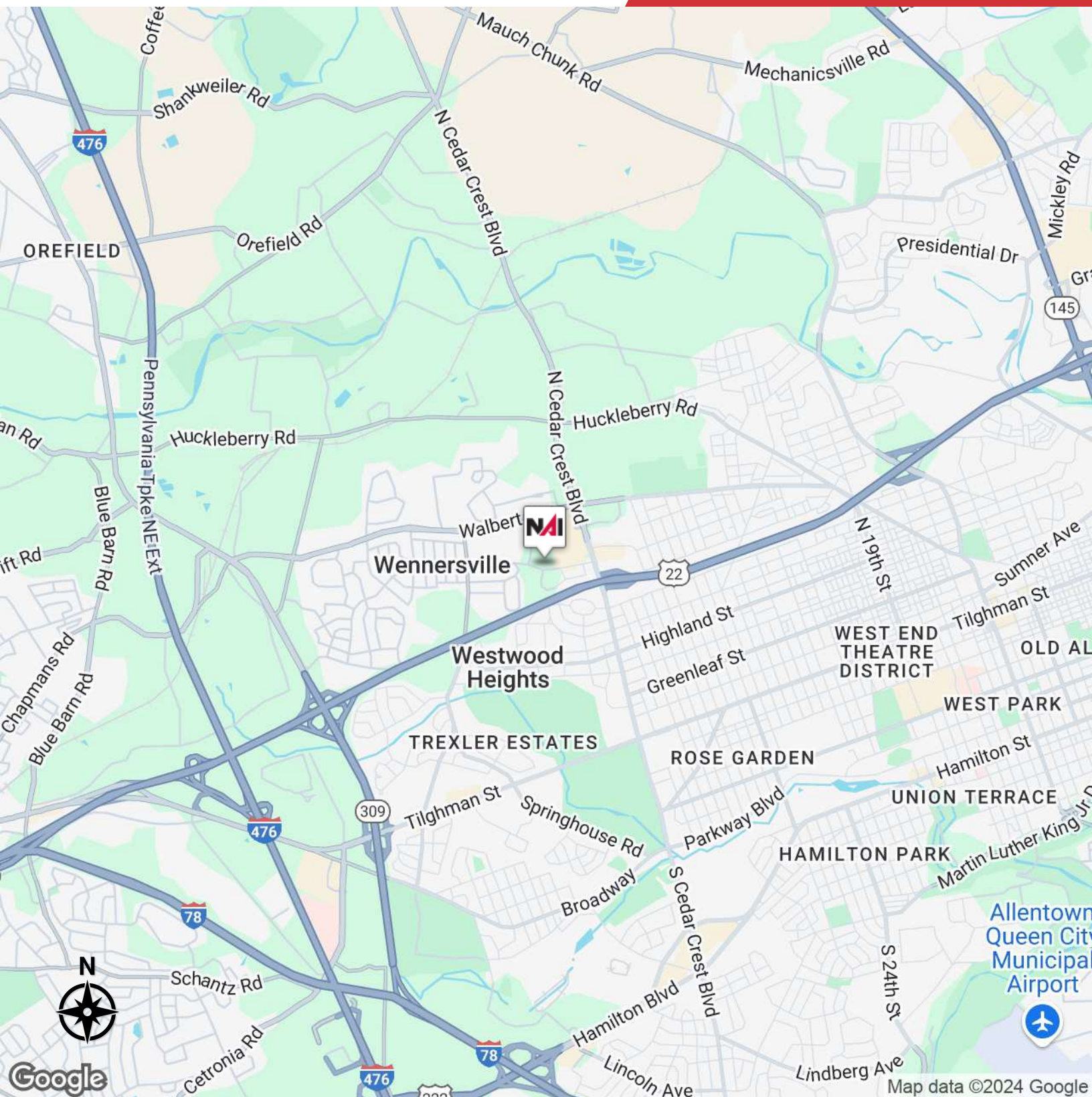


Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	4,287 - 8,480 SF	Lease Rate:	\$19.25 SF/yr

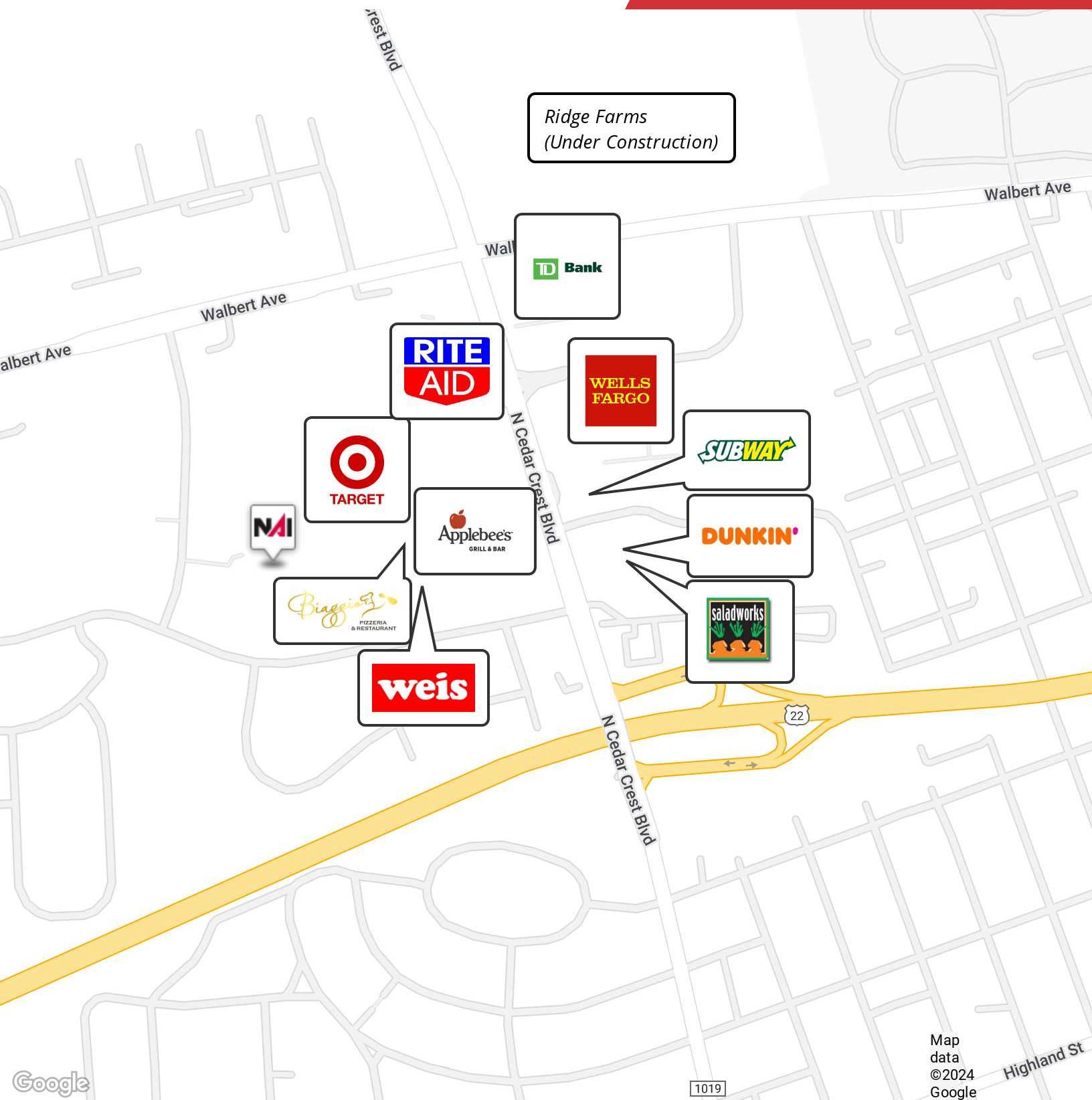
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 300	Available	8,480 SF	Modified Gross	\$19.25 SF/yr
Suite 303	Available	4,287 SF	Modified Gross	\$19.25 SF/yr

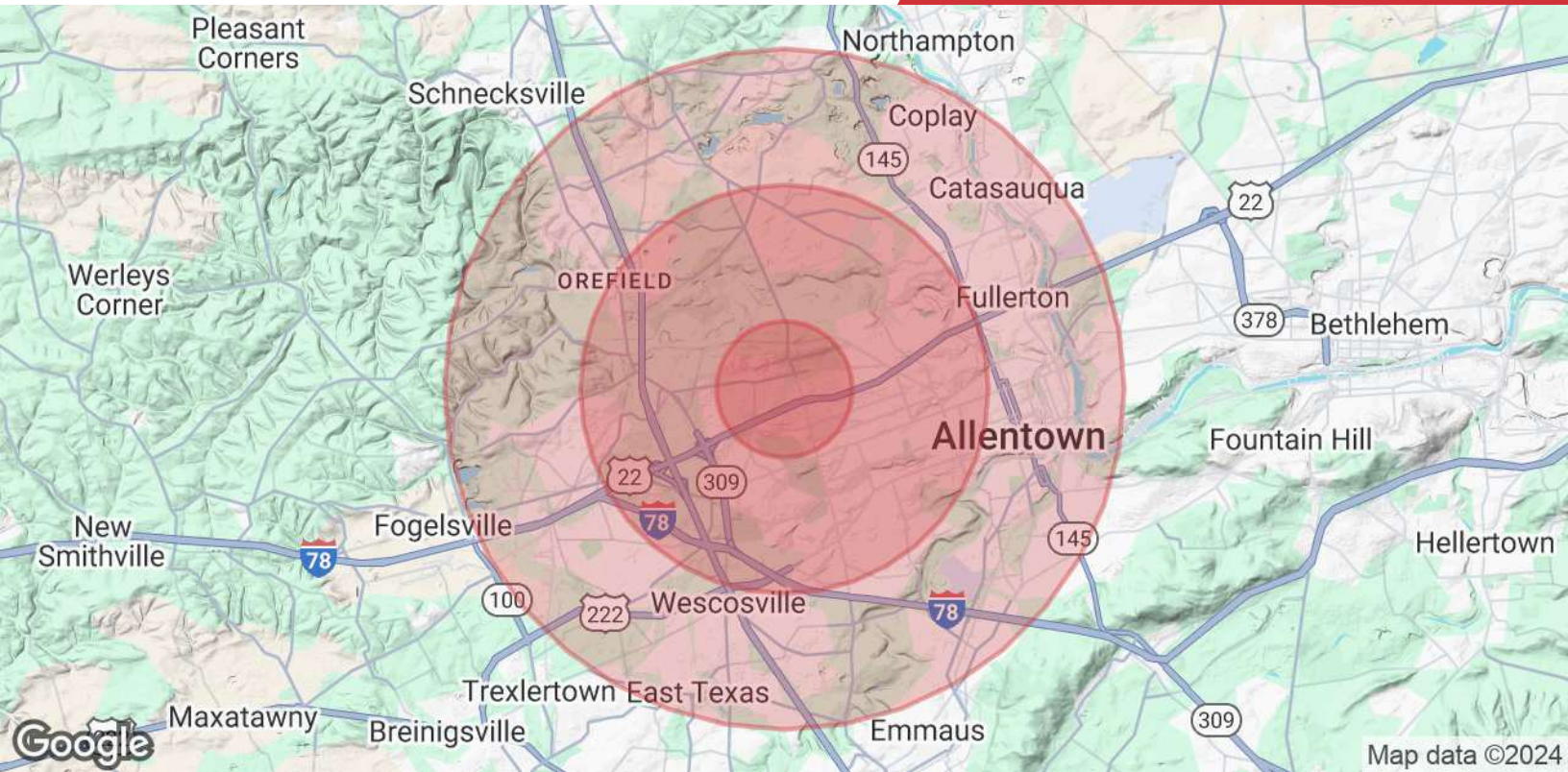


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Map data
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	1 Mile	3 Miles	5 Miles
Population			
Total Population	5,393	75,664	199,305
Average Age	43.1	38.9	38.3
Households & Income			
Total Households	2,201	29,270	78,925
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$105,317	\$82,169	\$74,533
Traffic Counts			
N. Cedar Crest Blvd	14,093/day		

2020 American Community Survey (ACS)