

FOR SALE or LEASE

SALE PRICE

4,104 SF
\$799,000

LEASE PRICE

900 SF
\$18/SF NNN

**1122 HAMILTON ST
ALLENTOWN, PA 18101**



OFFICE BUILDING FOR SALE 900 SF OFFICE SPACE FOR LEASE

1122 W Hamilton Street offers the opportunity to acquire a well-located commercial property just minutes from Downtown Allentown and the city's core economic and entertainment district. The property is strategically positioned along the Hamilton Street corridor with direct proximity to the Archer Music Hall, PPL Center, ArtsWalk, and the Neighborhood Improvement Zone (NIZ)—one of Pennsylvania's most impactful redevelopment initiatives.

The surrounding area has experienced substantial public and private investment, including new multifamily residential developments, entertainment venues, office projects, and street-level retail, driving increased foot traffic and long-term demand. The property benefits from strong daily traffic counts, excellent visibility, and convenient access to the Central Business District.

The building's flexible configuration makes it well-suited for a variety of uses including office, medical, retail, or service-oriented operations. The asset presents an attractive opportunity for owner-users, investors, or value-add buyers seeking to capitalize on continued growth and revitalization in the greater Downtown Allentown market. Second floor is ready for apartment renovation.



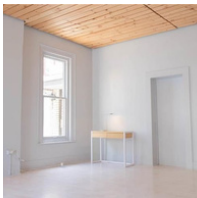
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*Each office is independently owned and operated.

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