

**FOR
SALE
OR
LEASE**

SALE PRICE

\$749,000

LEASE PRICE

\$16/SF NNN

**6614 RUPPSVILLE RD
ALLENTOWN, PA 18104**



**OWNER/USER OR INVESTMENT
OPPORTUNITY**

A rare opportunity to acquire a well-positioned office building with immediate occupancy and long-term upside.

6614 Ruppssville Road offers a prime owner-user or investment opportunity in a high-visibility corridor.

Conveniently located minutes from I-78 and Route 22, the property provides excellent regional connectivity throughout the Lehigh Valley and beyond.

The ±3,457 SF office building is currently vacant, making it ideal for a professional user seeking to occupy the entire property, such as medical, legal, accounting, tax, or general office.

The flexible layout also presents the opportunity for an owner-user to occupy one floor while leasing the other for supplemental income, or for an investor to lease the building in its entirety. The property features strong road frontage, excellent exposure to daily traffic, and 18 on-site parking spaces, providing convenience for both staff and clients.



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*Each office is independently owned and operated.



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