



417 N 14th Street

Allentown, Lehigh County, PA

Property Features

- 1,815 SF available second floor shell-space office
- Space is comprised of two large open concept rooms, with new windows throughout, high ceilings, and a private entrance
- Currently under construction with updated electrical and lighting, new HVAC, and two new restrooms
- Off-street and on-street parking options
- Located in densely populated neighborhood with lots of area amenities
- Great space for professional business services, art studio or photographer, and retailers
- **Lease Rate: \$14.51/SF NNN**



For more information:

Jennifer Kennedy

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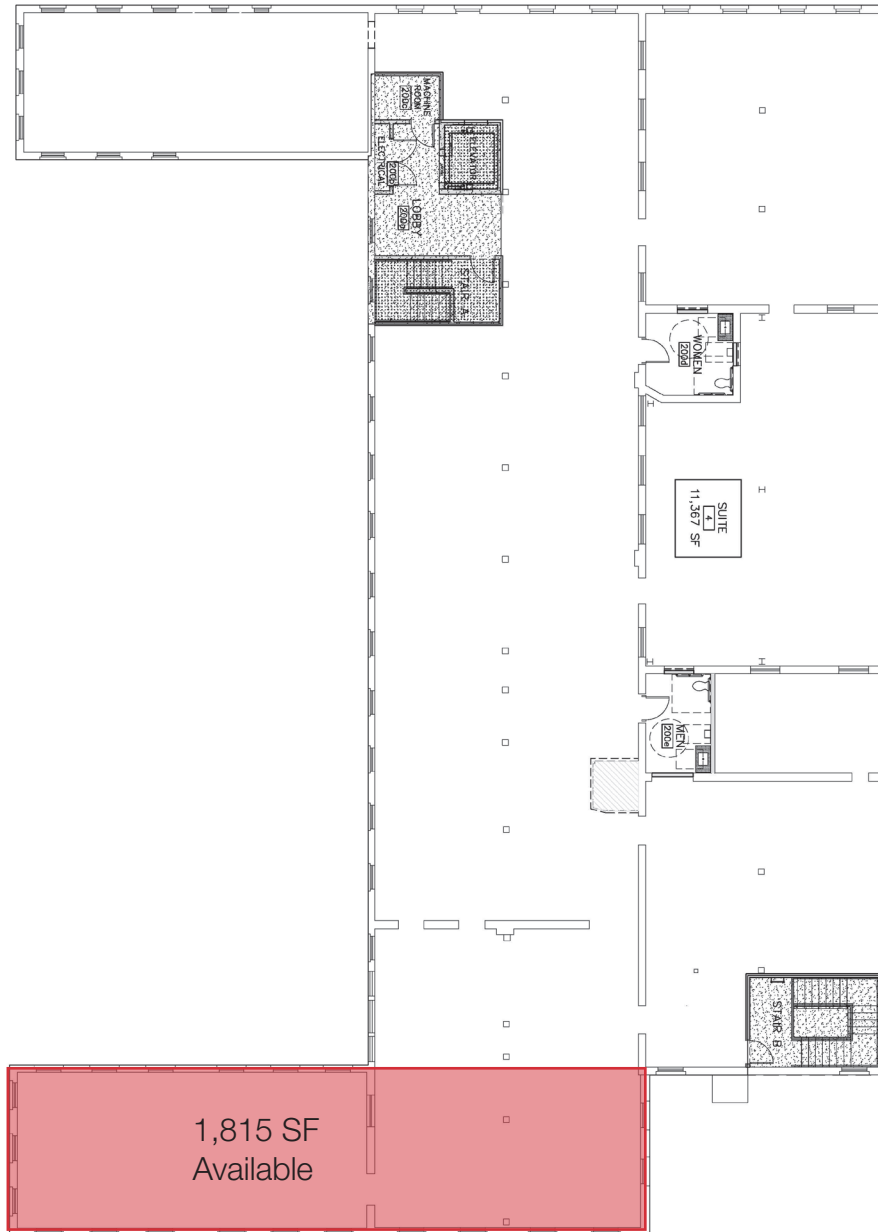
1620 Pond Rd, Suite 150

Allentown PA 18104

610.264.0200 | naisummit.com

PRIVATE ENTRANCE **OPEN CONCEPT LAYOUT**

Second Floor Building Floor Plan



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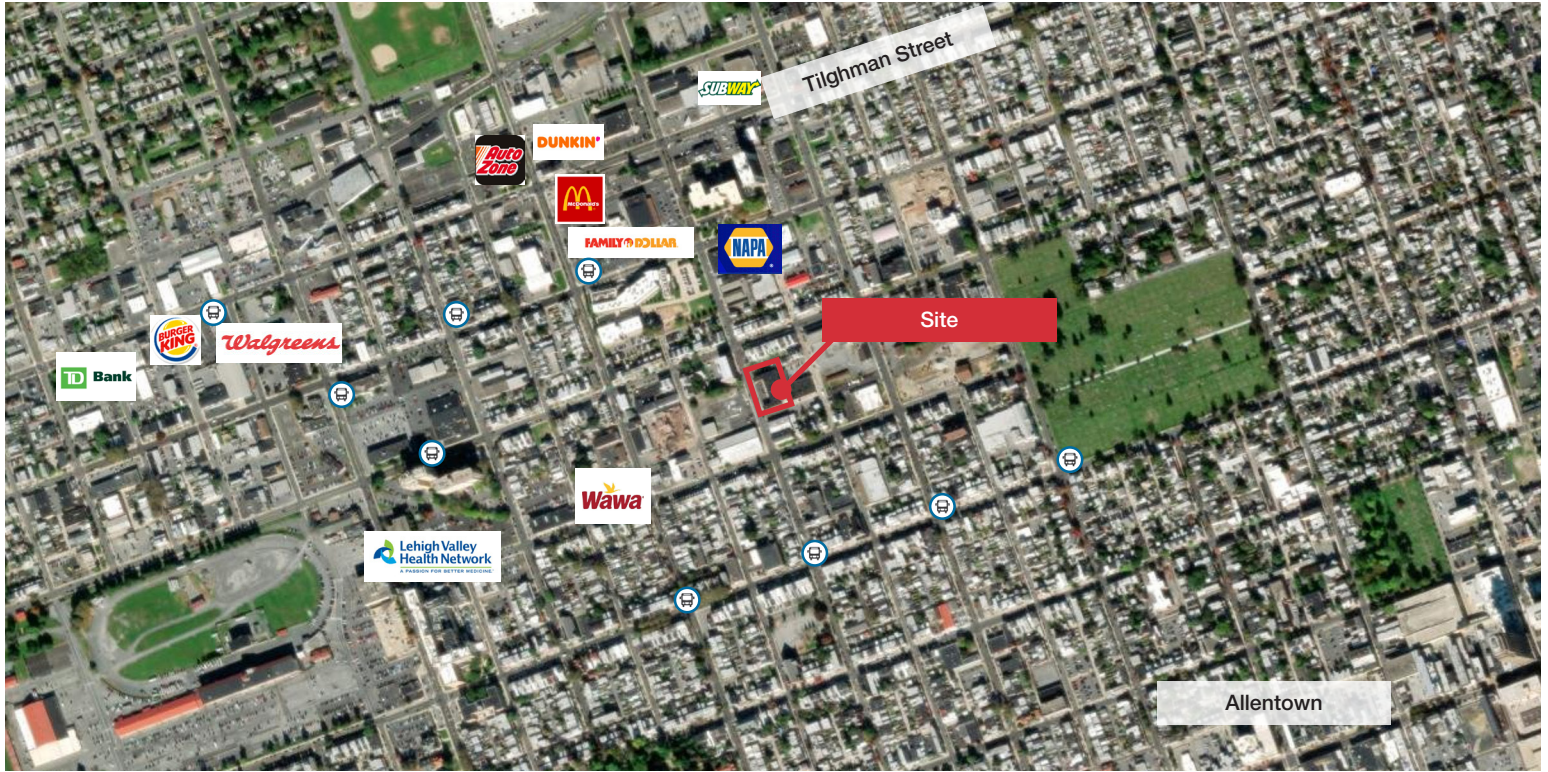
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Area Overview

Location is convenient to busy Tilghman St, Allentown Farmers Market, and downtown Allentown. Other building tenants include social services provider, childcare center, and yoga studio.

AREA DEMOGRAPHICS

Key Facts	1 Mile	3 Miles	5 Miles
Population	49,258	151,087	240,227
Median Age	33.3	36.7	39.7
Average HH Income	\$60,122	\$76,225	\$86,400
Total Businesses	1,654	5,006	8,431
Total Employees	19,378	77,209	142,321

TRAFFIC COUNTS

Street	Distance	Cross-Street	Year	Count
N 15th Street	0.18	Monroe St	2019	14,619
N 15th Street	0.18	W Tremont St	2021	7,688
N 12th Street	0.23	Wayne St	2019	7,052