



Opportunity for  
Investment or  
Owner/User



**417 North 14th Street**

Allentown, PA 18102

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Building Name	417 N 14th Street
Property Type	Office
Property Subtype	Creative Space/Loft
APN	549761313958-1
Building Size	24,181 SF
Lot Size	0.44 Acres
Building Class	B
Year Built	1903
Year Last Renovated	2014
Number of Floors	2
Average Floor Size	12,090 SF
Parking Spaces	24
Construction Status	Existing

Original home of the Allentown Bobbin Works, built in 1903 to support the region's thriving silk industry, this historic property has been thoughtfully updated while maintaining its unique industrial and architectural charm.

Now a vibrant multi-tenant building, it includes long-term occupants such as a childcare provider, the Allentown Area Food Bank, and a newly added chic event space. Recent improvements include the installation of an elevator, ADA-compliant restrooms, extensive window replacements, and modern system upgrades.

Whether you're an owner/user or an investor, this is a rare opportunity to own a landmark property that combines historic character with meaningful community use.

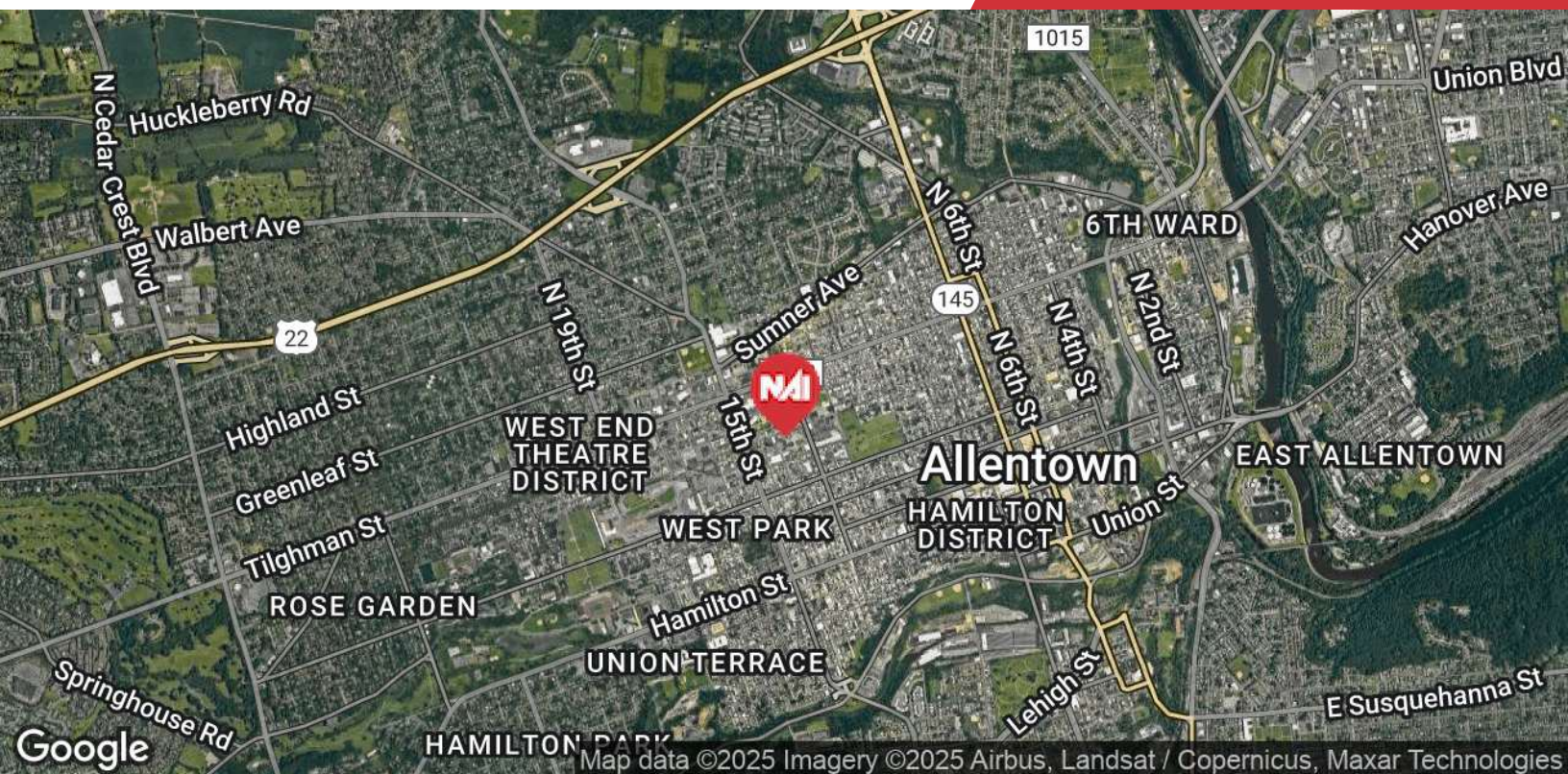


- Multi-tenant Office Building
- Extensive Upgrades and Modernization









### Demographics 0.25 Miles 0.5 Miles 1 Mile

<b>Total Households</b>	1,664	5,739	18,051
<b>Total Population</b>	3,925	14,476	46,216
<b>Average HH Income</b>	\$36,481	\$40,714	\$46,341

### Location Highlights

- Located in a dense residential area between the Old Allentown, West Park and West End Theatre Districts.
- Nearby retailers include: Wawa, Sunoco, Dollar General, Extra Storage, Grocery Outlet, and various auto parts and services stores.
- Within 0.5 mile of the Lehigh Valley Hospital - 17th Street Campus, the Allentown Fairgrounds, and 6 schools serving K-12 students.
- Allentown, Pennsylvania is the largest city in the Lehigh Valley, the third-largest city in Pennsylvania, and the county seat of Lehigh County.

### About NAI Summit

NAI Summit is the greater Lehigh Valley's largest, locally owned, full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

For More Information

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