



# FOR LEASE

968 POSTAL ROAD  
ALLENTOWN, PA 18109

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Tom Skeans, CCIM

# Executive Summary



## PROPERTY SUMMARY

|                        |                       |
|------------------------|-----------------------|
| <b>AVAILABLE SF:</b>   | 2,136 - 3,600 SF      |
| <b>LEASE RATE:</b>     | \$12.00 SF/Yr (NNN)   |
| <b>BUILDING SIZE:</b>  | 23,141 SF             |
| <b>BUILDING CLASS:</b> | B                     |
| <b>CEILING HEIGHT:</b> | 9.0 FT                |
| <b>YEAR BUILT:</b>     | 1987                  |
| <b>RENOVATED:</b>      | 2013                  |
| <b>MARKET:</b>         | Lehigh Valley         |
| <b>SUB MARKET:</b>     | Central Lehigh Valley |
| <b>CROSS STREETS:</b>  | Marcon Blvd           |

## PROPERTY OVERVIEW

Well maintained professional office building next to LVI Airport in LVIP III. Distinct glass curtain wall construction makes this building stand out from the crowd.

This central Lehigh Valley location affords easy access to all part of the Valley. Services such as restaurants, retail and banking are also nearby. Generous construction allowance available from Landlord based on tenant credit.

Strategically located in LVIP III, the property benefits from a central Lehigh Valley location, easy access to the LVI Airport and direct access to Route 22.

## PROPERTY HIGHLIGHTS

- Conveniently Located in LVIP III
- Currently open floor plan with large glass entry door.
- Competitive Leasing Rates
- Brand New, High Efficiency HVAC System

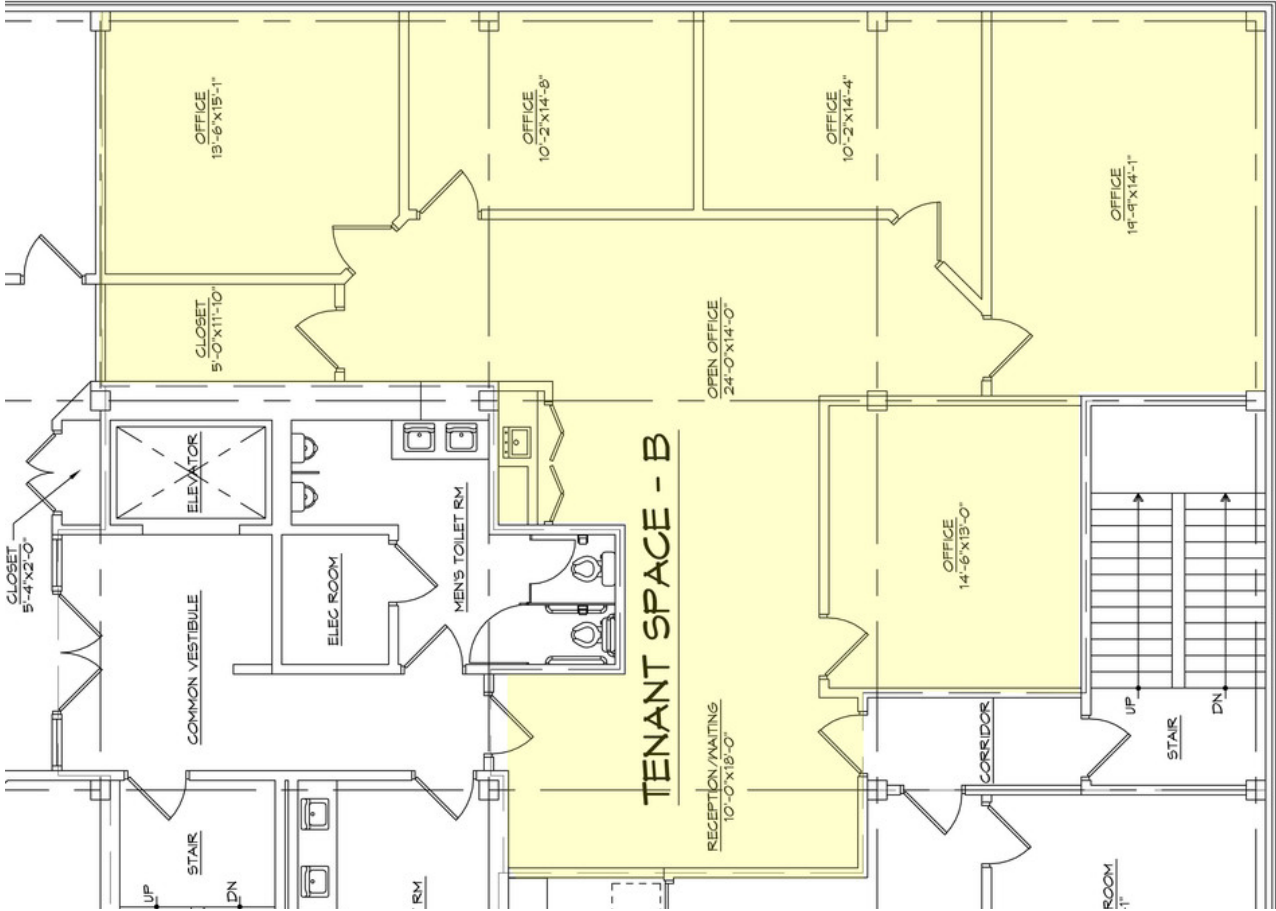
# Available Spaces



**LEASE TYPE**      **NNN | TOTAL SPACE**      **2,136 - 3,600 SF | LEASE TERM**      **36 TO 60 MONTHS | LEASE RATE**      **\$12.00 SF/YR**

| SUITE     | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    |
|-----------|-----------|-----------|------------|---------------|
| Suite 200 | Available | 2,136 SF  | NNN        | \$12.00 SF/yr |
| Suite 300 | Available | 3,600 SF  | NNN        | \$12.00 SF/yr |

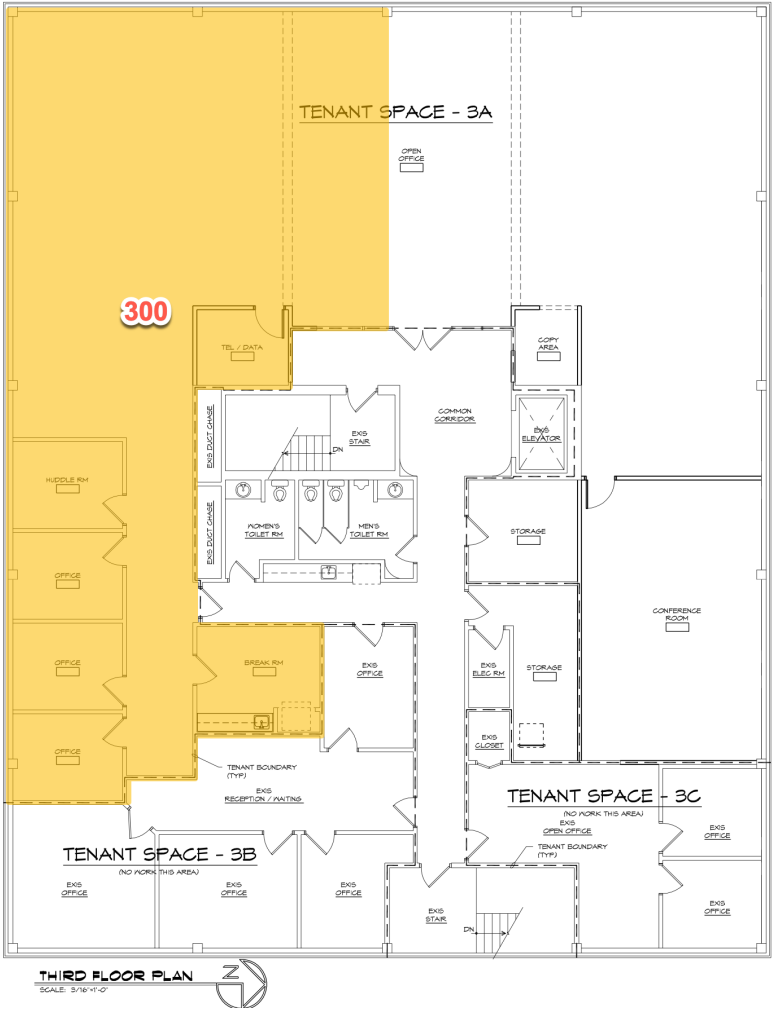
# Floor Plans 200



1 968 POSTAL ROAD  
Suite 200

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Floor Plans 300



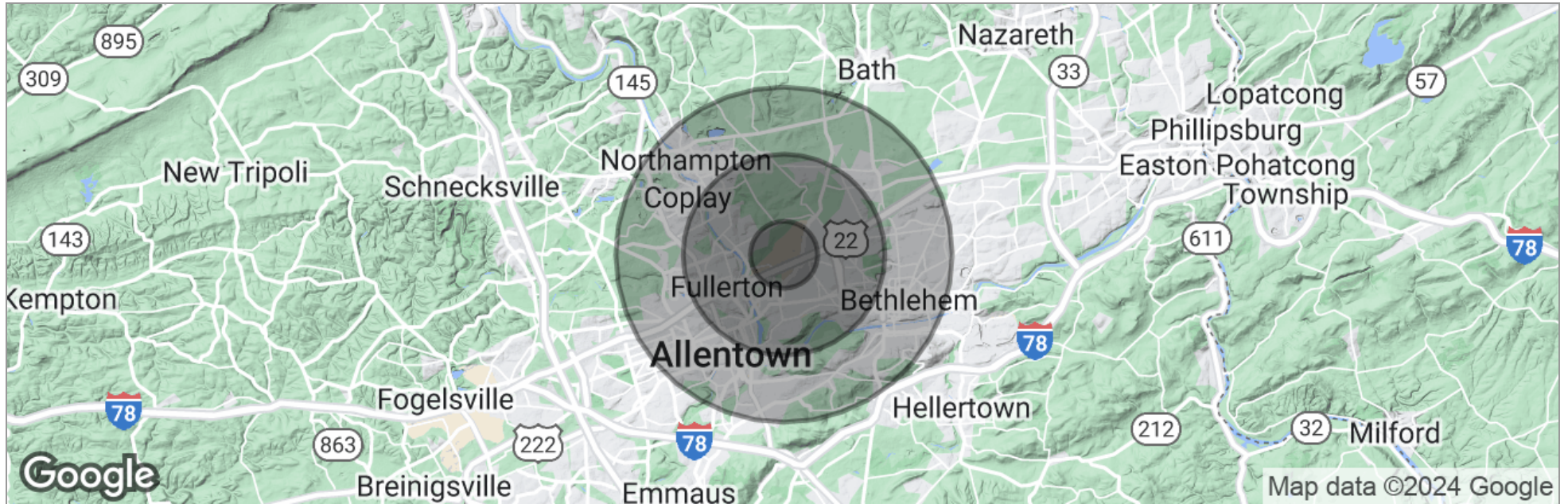
1 968 POSTAL ROAD  
Suite 300

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# Area Map



# Demographics Map



|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Population    | 2,207     | 72,962    | 249,576   |
| Population Density  | 703       | 2,581     | 3,178     |
| Median Age          | 40.8      | 38.9      | 36.3      |
| Median Age (Male)   | 40.1      | 37.3      | 34.9      |
| Median Age (Female) | 40.8      | 40.9      | 37.9      |
| Total Households    | 944       | 29,495    | 96,990    |
| # of Persons Per HH | 2.3       | 2.5       | 2.6       |
| Average HH Income   | \$55,142  | \$54,720  | \$53,897  |
| Average House Value | \$162,460 | \$193,995 | \$202,114 |

\* Demographic data derived from 2020 ACS - US Census