

OFFICE FOR LEASE

PROFESSIONAL OFFICE SUITES

1150 Glenlivet Drive, Allentown, PA 18106



OFFERING SUMMARY

AVAILABLE SF:

LEASE RATE: \$15.00 SF/yr (NNN)

BUILDING SIZE: 7,200 SF

ZONING: LI-Light Industrial Park

PROPERTY OVERVIEW

1,200-3,600 SF available for immediate Lease.

The available office suites are located within Lehigh Valley Office Plaza Business Park.

The fully built-out suites are furnished/partially furnished and each suite features ADA compliant restroom. Location is very convenient and easily accessible from Route 100, I-78, Route 22 and more.

PROPERTY HIGHLIGHTS

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
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ALLENTOWN, PA



JAMES BALLIET

Keller Williams-Allentown-The James Balliet Property Group

O: 610.435.1800

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james@jbpropertygroup.com

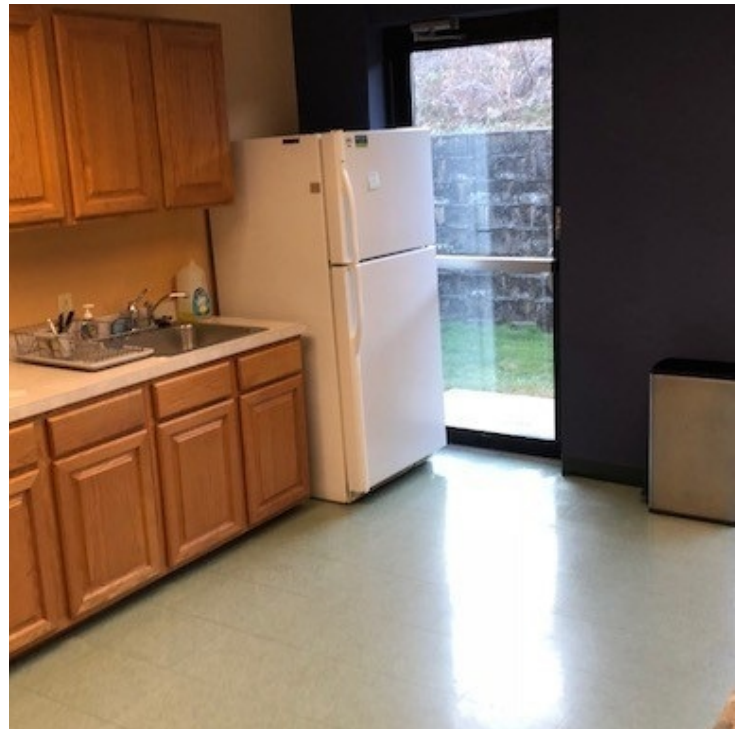
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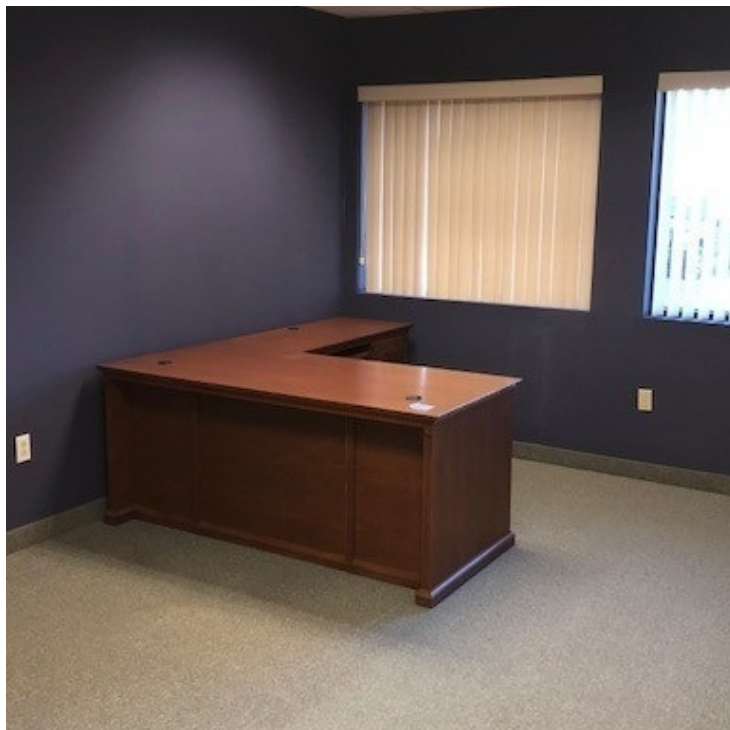
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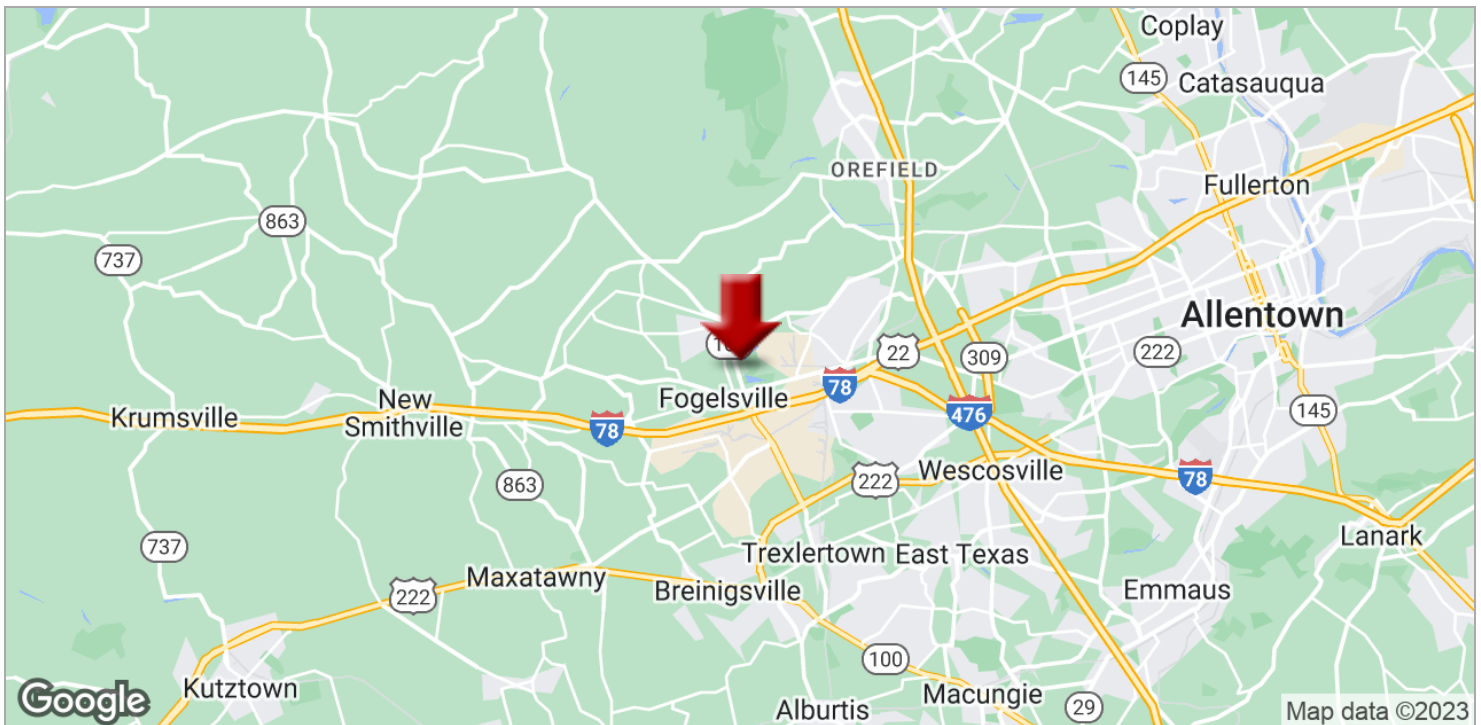
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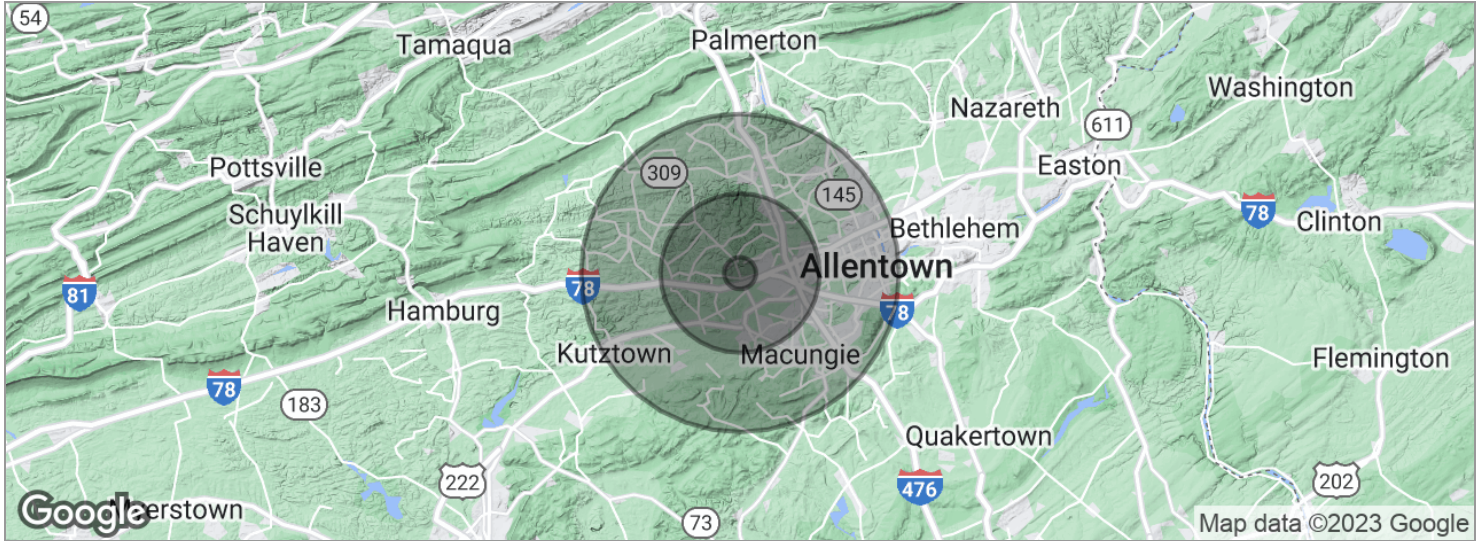
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,621	48,195	227,673
Median age	40.8	42.0	41.1
Median age (male)	41.1	41.3	40.1
Median age (Female)	40.1	42.3	41.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	573	17,959	87,612
# of persons per HH	2.8	2.7	2.6
Average HH income	\$108,572	\$98,147	\$82,274
Average house value	\$314,667	\$304,105	\$284,856

* Demographic data derived from 2020 ACS - US Census

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