

Executive Summary



AVAILABLE SPACES	Suite 101 - 2,996 RSF Suite 200 - 2,950 RSF Suite 201 - 1,439 RSF
LEASE RATE:	Call For Information
BUILDING SIZE:	12,328 SF
BUILDING CLASS:	B
YEAR BUILT:	1994
ZONING:	C1

PROPERTY OVERVIEW

Highly visible & centrally located professional office building at I-78 and S. Cedar Crest Boulevard. The property offers tenants a location with great visibility, covered parking and an on-site gym. The building is well maintained with on-site property management. This property is perfect for business professionals looking for a great long-term office space. Uses include business services, general office, law office, engineering office and medical office.

PROPERTY FEATURES

- Two story professional office building
- Partially furnished offices
- Ample parking
- Option to add basement file storage that is conditioned and sprinklered
- Within 1/4 mile to Lehigh Valley Health Network Cedar Crest and multiple medical office complexes
- Close to area amenities including restaurants, schools, services and retail establishments

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Additional Photos

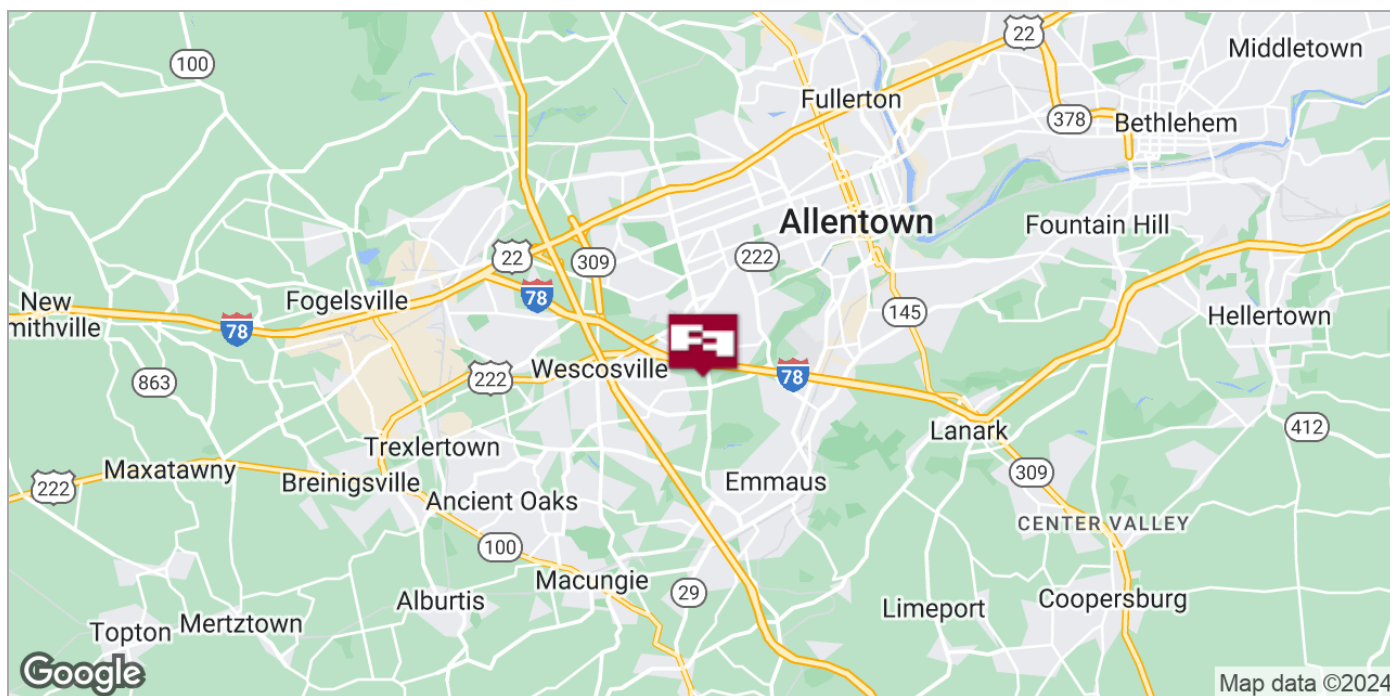
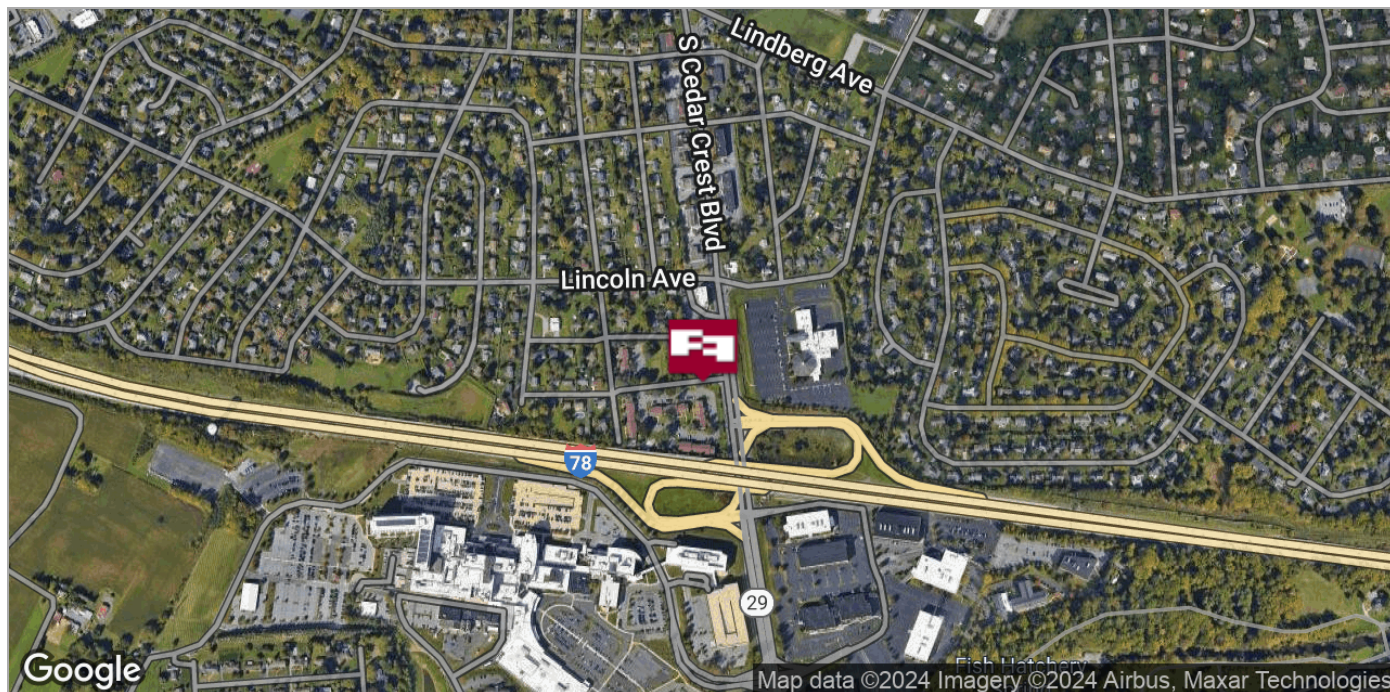


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Location Maps



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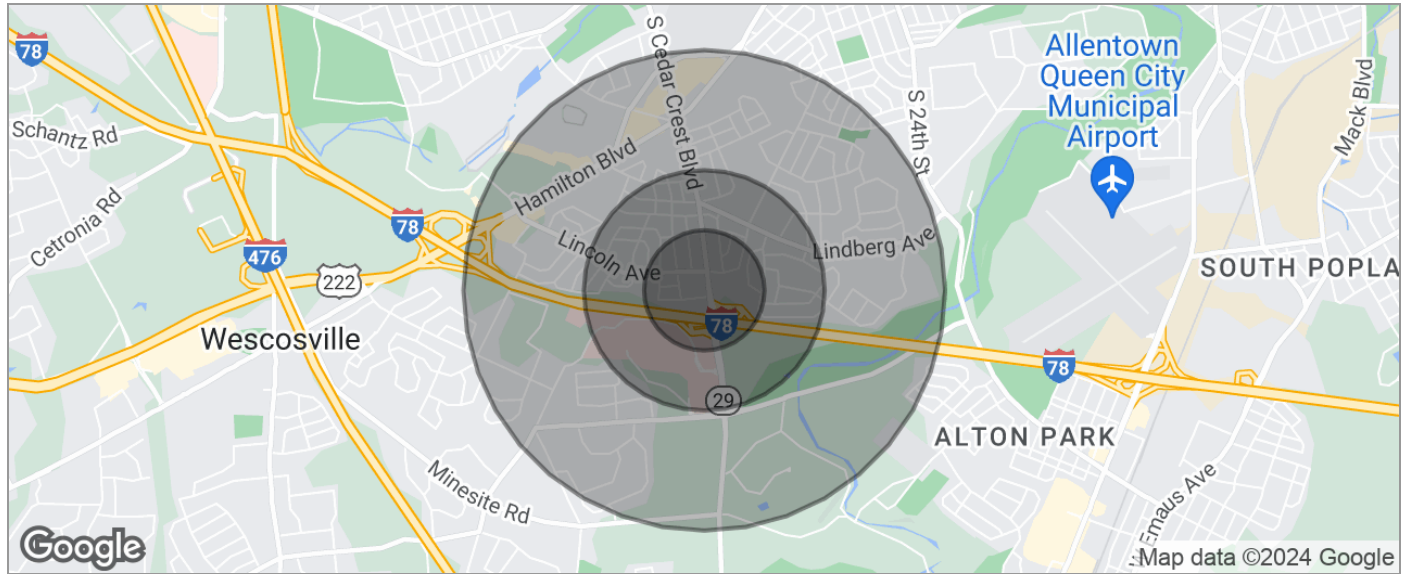
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Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	262	1,705	6,419
MEDIAN AGE	56.6	48.9	51.2
MEDIAN AGE (MALE)	56.4	46.5	48.4
MEDIAN AGE (FEMALE)	57.8	52.6	54.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	114	675	2,641
# OF PERSONS PER HH	2.3	2.5	2.4
AVERAGE HH INCOME	\$90,327	\$105,437	\$117,547
AVERAGE HOUSE VALUE	\$308,368	\$284,902	\$305,824
RACE	0.25 MILES	0.5 MILES	1 MILE
% WHITE	94.7%	83.7%	85.9%
% BLACK	1.5%	3.9%	3.9%
% ASIAN	0.0%	0.5%	1.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.0%	0.0%	1.1%
ETHNICITY	0.25 MILES	0.5 MILES	1 MILE
% HISPANIC	3.4%	12.1%	10.7%

* Demographic data derived from 2020 ACS - US Census

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