



FOR LEASE | OFFICE

# PRIME OFFICE SPACE IN LVIP III

968 Postal Road | Allentown, PA 18109



## PROPERTY HIGHLIGHTS

- Conveniently Located in LVIP III
- Newly Renovated
- Competitive Leasing Rates
- Brand New, High Efficiency HVAC System

## PRESENTED BY:

**Tom Skeans, CCIM**

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## PROPERTY SUMMARY

AVAILABLE SF:	550 SF
LEASE RATE:	Negotiable
LOT SIZE:	0.0 Acres
BUILDING SIZE:	23,141 SF
BUILDING CLASS:	B
CEILING HEIGHT:	9.0 FT
YEAR BUILT:	1987
RENOVATED:	2013
ZONING:	Commercial
MARKET:	Lehigh Valley
SUB MARKET:	Central Lehigh Valley
CROSS STREETS:	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.

Generous TI allowance available based on tenant credit. This location offers fast routes to nearby necessities for you and your employees such as restaurants, convenience stores and the Post Office.

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**Lease Rate:** NEGOTIABLE

**Total Space** 550 SF

**Lease Type:** NNN

**Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 320	Office Building	NEGOTIABLE	NNN	550 SF	Negotiable	Beautiful office building located in LVIP III. Small third floor suite with great views of the Airport. Currently built out with two private offices. Common rest rooms. Operating expenses, including electric, estimated at \$7.50/SF annually.



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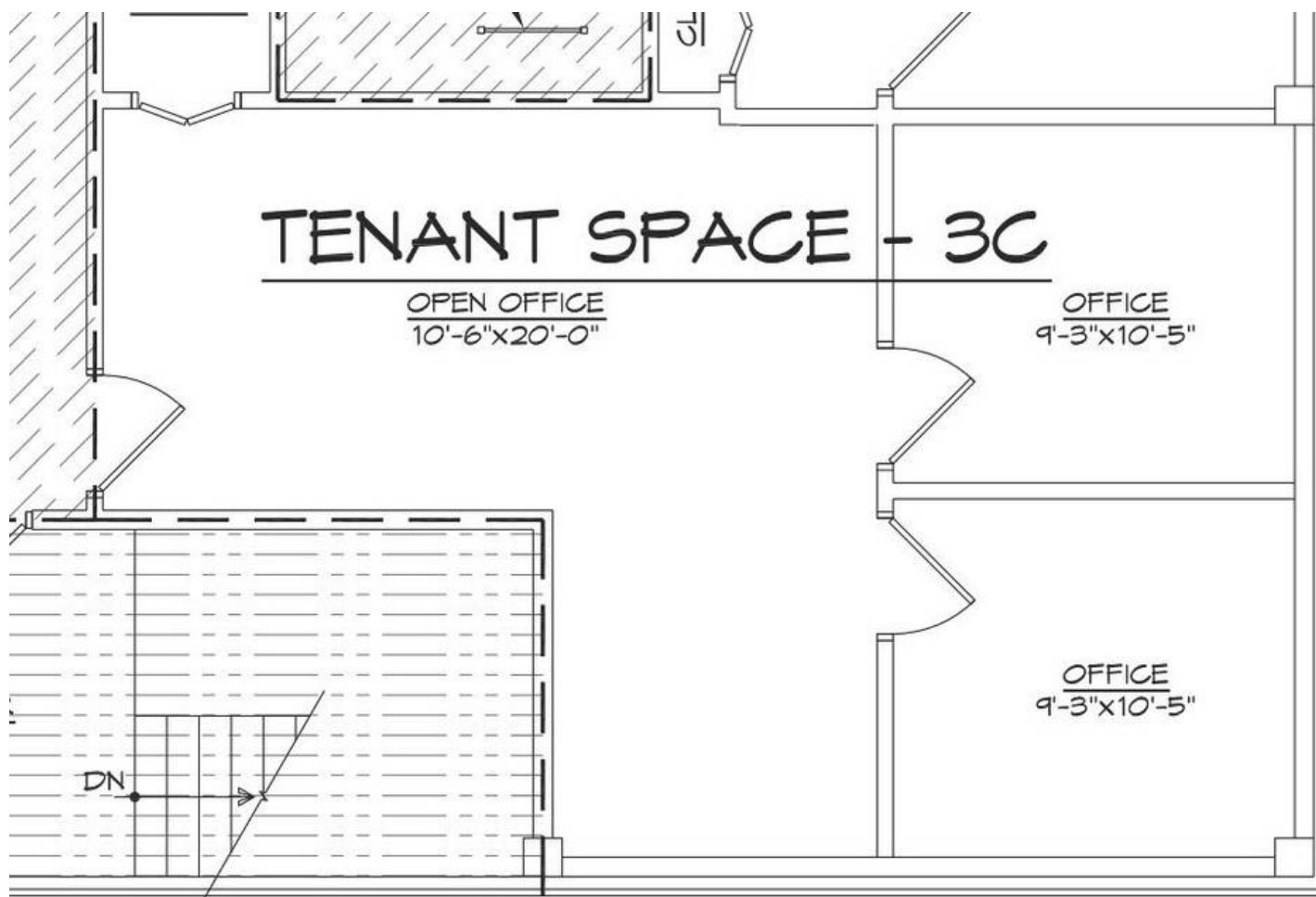
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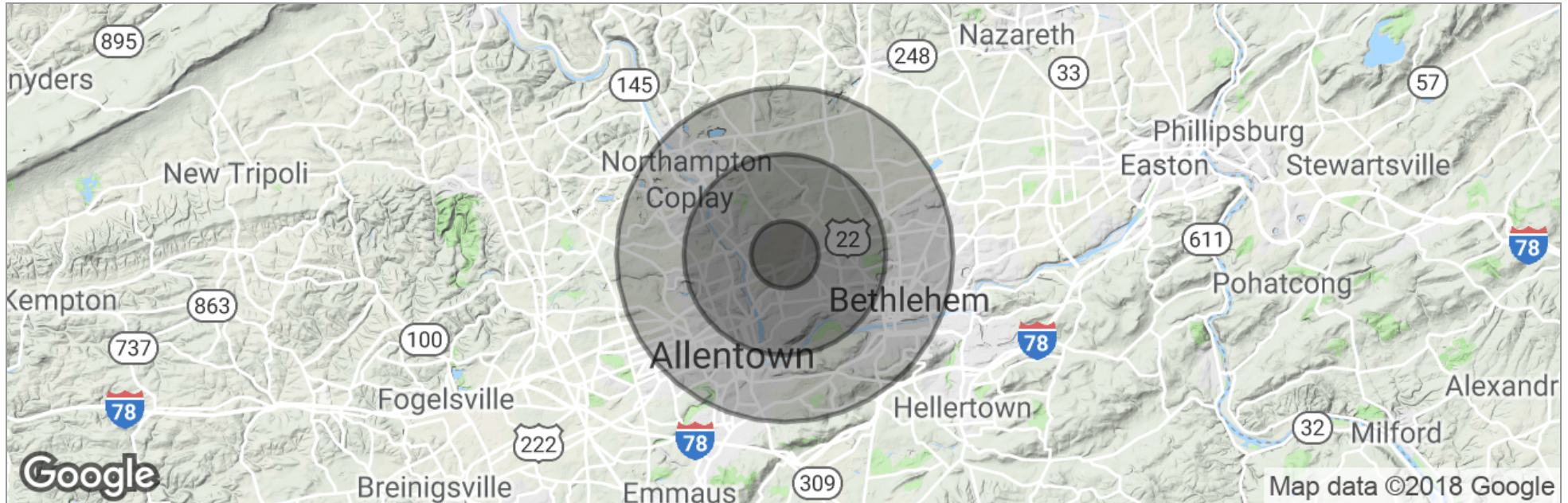




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	1 Mile	3 Miles	5 Miles
Total Population	2,207	72,962	249,576
Population Density	703	2,581	3,178
Median Age	40.8	38.9	36.3
Median Age (Male)	40.1	37.3	34.9
Median Age (Female)	40.8	40.9	37.9
Total Households	944	29,495	96,990
# of Persons Per HH	2.3	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 2010 US Census



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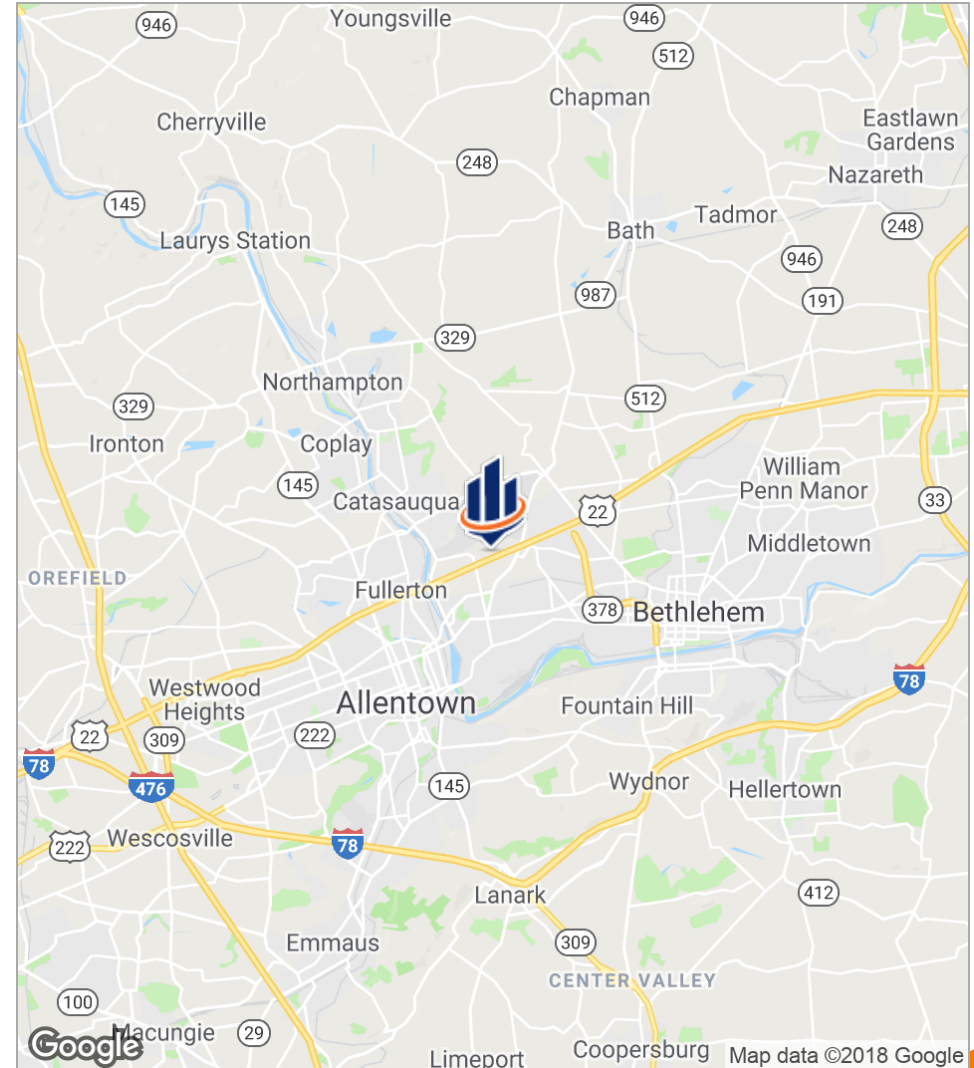
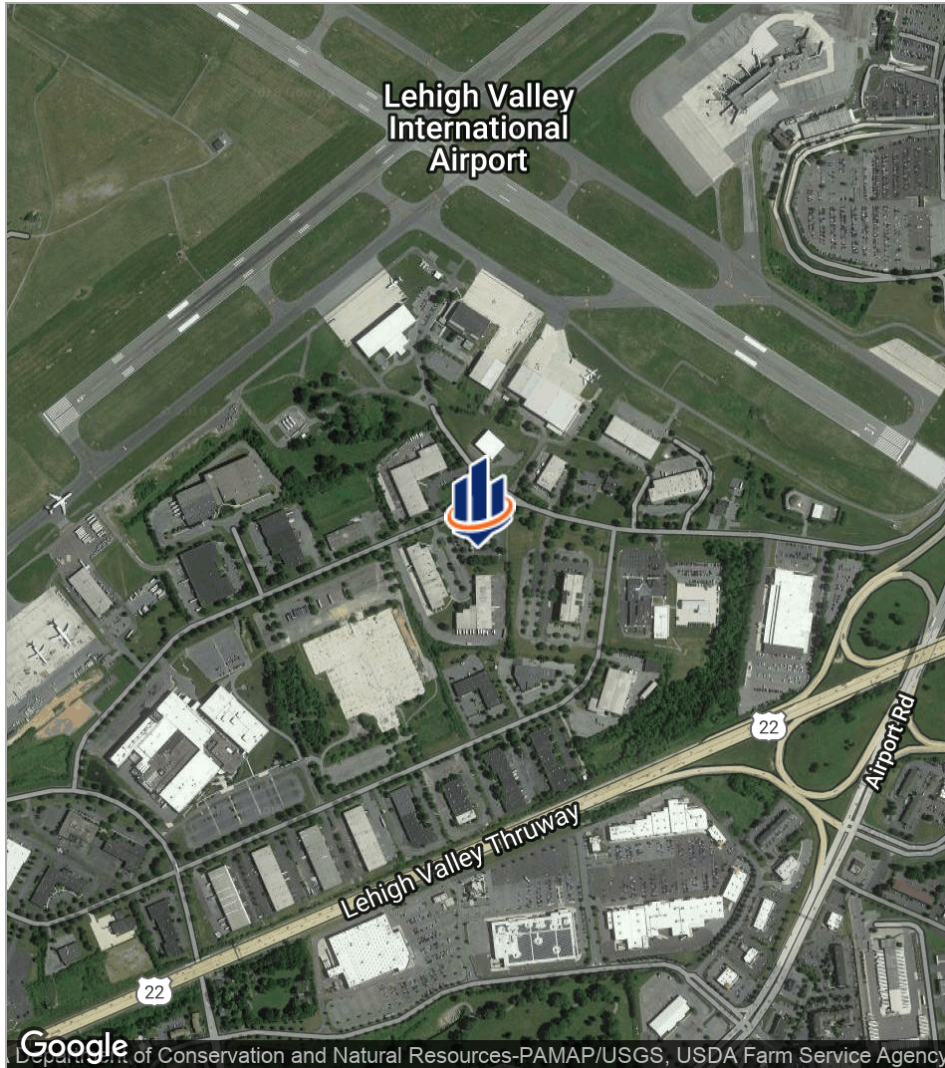




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