

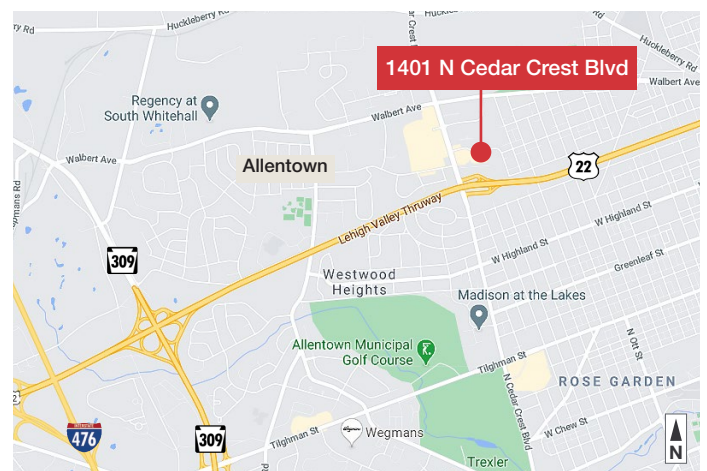


## 1401 N Cedar Crest Blvd

Allentown, Lehigh County, PA

### Property Features

- Two-story Class B Office Building
- Recent renovations to lobby and common hallways
- Office suites available for lease:
  - Lower Level - 2,858 up to 9,842 SF
  - 1st Floor - 1,924 SF
  - 2nd Floor - 5,384 SF
- Located in a professional park setting with multiple corporate neighbors
- Ample parking
- Dense residential area with excellent area demographics
- Abundant area amenities in immediate area including Weis, Target, UPS, CVS, and more
- Less than a mile to Route 22 with easy access to Route 309, I-78, and PA Turnpike 476
- **Lease Rate: \$19.25/SF Modified Gross plus Utilities and Janitorial**



For more information:

**Sarah Finney Miller**

610.871.1719 | [sfinney@naisummit.com](mailto:sfinney@naisummit.com)

**Jennifer Kennedy**

610.871.1707 | [jennkennedy@naisummit.com](mailto:jennkennedy@naisummit.com)

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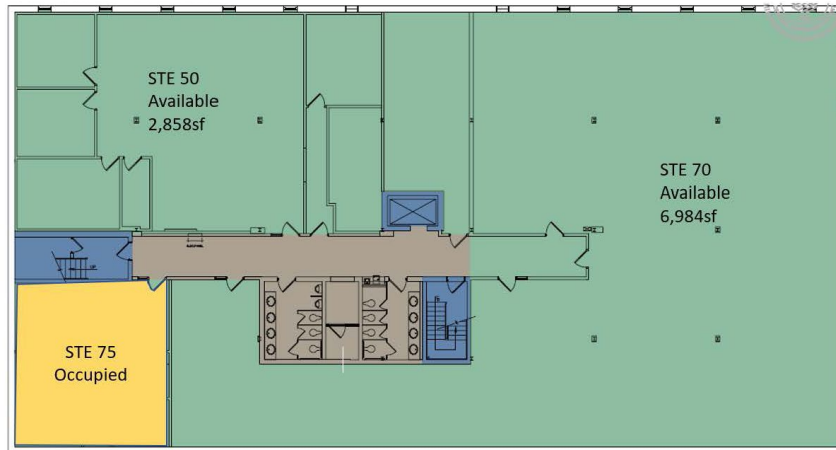
**NAI Summit**

1620 Pond Rd, Suite 150  
Allentown PA 18104

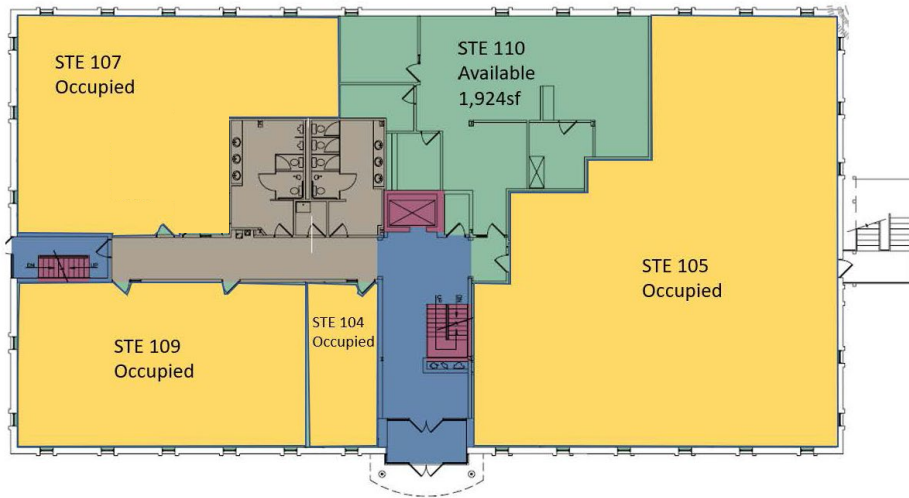
610.264.0200 | [naisummit.com](http://naisummit.com)

# AVAILABLE OFFICE SUITES **BUILDING FLOOR PLAN**

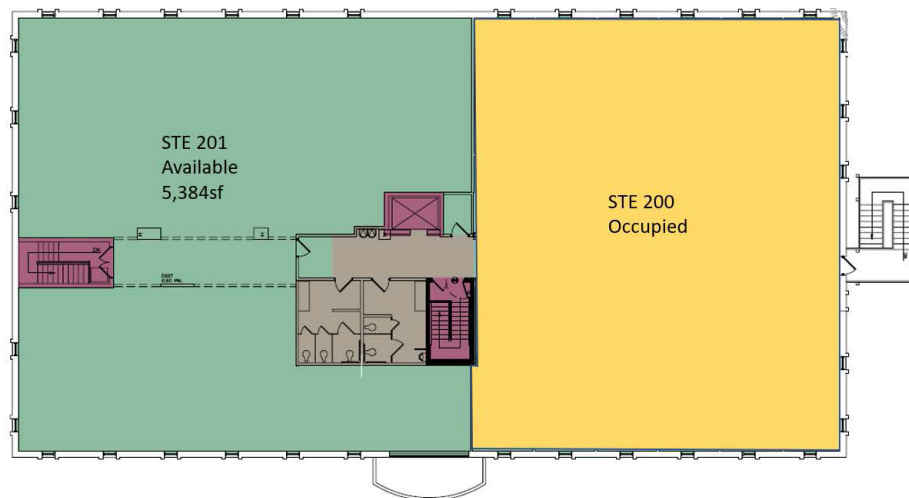
Lower Level



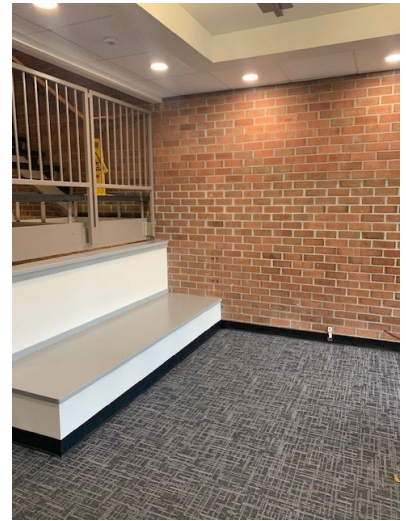
1st Floor



2nd Floor



1401 N CEDAR CREST BLVD **ALLENTOWN, PA**



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[jennkennedy@naisummit.com](mailto:jennkennedy@naisummit.com)

# 1401 N CEDAR CREST BLVD ALLENTOWN, PA



## Area Overview

Located in a densely populated area of South Whitehall Township. Many corporate and medical professionals in close proximity.

Convenient to Route 22, provides quick access to I-78, Route 33, and PA Turnpike Northeast Extension (I-476)

Area amenities include pharmacies, restaurants, retail, and banking.

## AREA DEMOGRAPHICS

Key Facts	1 Mile	3 Miles	5 Miles
Population	7,081	93,938	221,443
Median Age	50.8	39.9	39.2
Average HH Income	\$127,191	\$90,436	\$87,148
Total Businesses	383	3,469	8,138
Total Employees	3,801	51,588	134,773

## TRAFFIC COUNTS

Street	Distance	Cross-Street	Year	Count
N Cedar Crest Blvd	0.10	Office Center Rd	2020	14,093
N Cedar Crest Blvd	0.17	Route 22	2019	19,445
N Cedar Crest Blvd	0.45	Walbert Ave	2017	12,753