



CEDAR CREST

PROFESSIONAL PARK

South Cedar Crest Boulevard
Allentown, Pennsylvania

Seven building office portfolio for lease



Convenient. Contemporary. Simply a great place to work.

Leased and Managed exclusively by





1245 South Cedar Crest Boulevard
Allentown, Pennsylvania

THE PROPERTY

PARK HIGHLIGHTS

Conveniently located off Interstate 78, Cedar Crest Professional Park offers flexible floorplates for a variety of users, with availability sizes from 700 to 30,000 SF. Numerous nearby amenities surround the business park, including Allentown's top shopping, retail, lodging, and entertainment hot spots. On-site amenities include a state-of-the-art fitness center, two restaurants, and bank with drive thru.



- Professional on-site management by JLL
- Seven building business park
- Many recent upgrades inside and out
- Conveniently located off Interstate 78
- Ample free parking
- Excellent public transportation access (three bus stops)
- On-site state-of-the-art fitness facility, two restaurants, and bank with drive thru
- On-site maintenance technicians
- Turn-key suites available
- Free T-1 line for the term of the lease
- Immediately adjacent to green space and walking trails

RENOVATION HIGHLIGHTS

- Renovated lobbies
- New electronic touch screen directory boards in each lobby
- Outdoor picnic tables
- Resurfacing and stripping of the parking lot
- New HVAC roof top units



THE NEIGHBORHOOD

-  **Nearby amenities include**
-  Penn Pizza Restaurant
-  Grille 3501
-  Bamboo Asian Cuisine
-  Carraba's Italian Grille
-  3 Men & a Bagel
- TGI Fridays
- Shops at 3900 Hamilton
- South Mall
- Key Bank
- LV Hospital - Cedar Crest

AVAILABILITY



Building: 1243
Total size: 94,090 SF
Available: 0 SF



Tour:
Suite 300

Building: 1245
Total size: 94,481 SF
Available: 71,980 SF



Tour:
Suite 104
Suite 301

Building: 1247
Total size: 120,764 SF
Available: 24,845 SF



Tour:
Suite 200
Suite 300

Building: 1249
Total size: 63,109 SF
Available: 54,927 SF



Building: 1251
Total size: 130,397 SF
Available: 24,363 SF

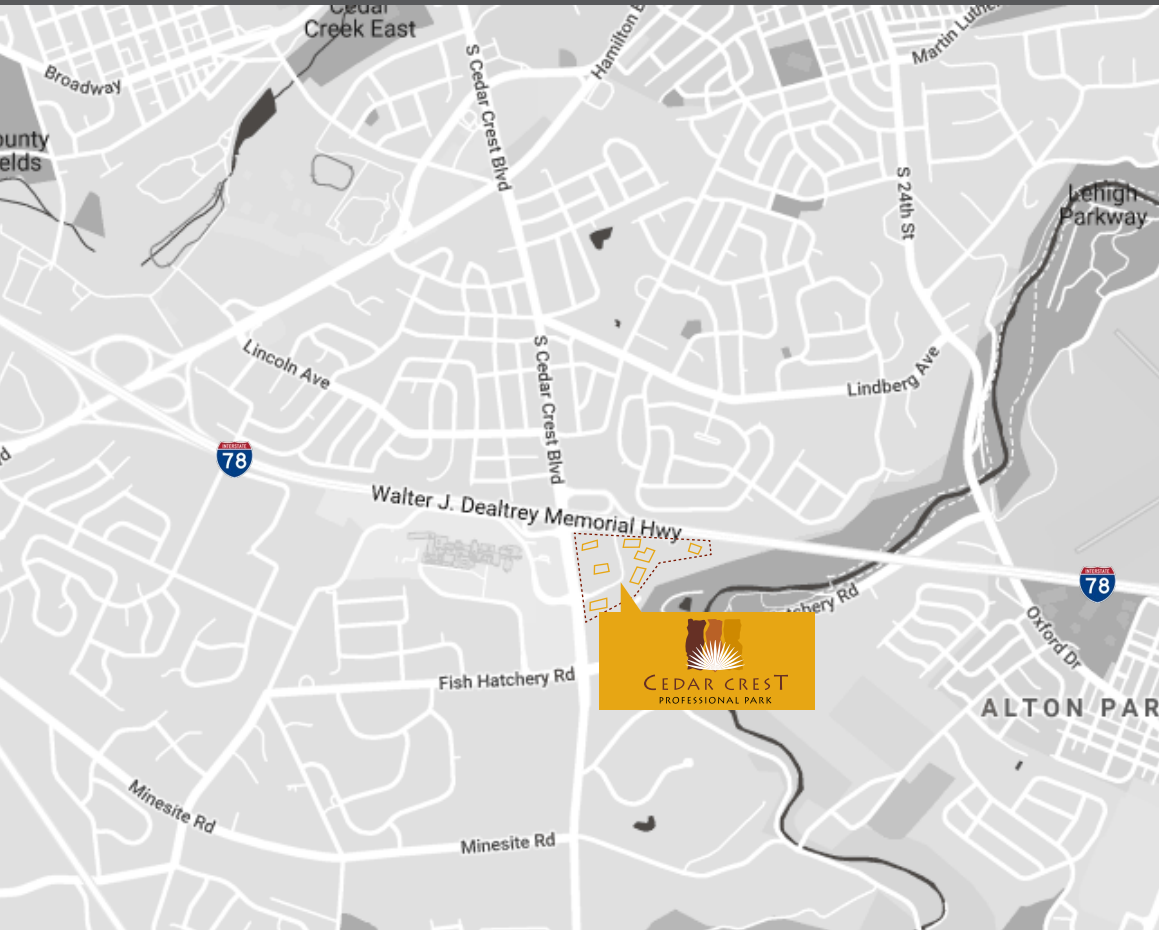


Building: 1255
Total size: 94,239 SF
Available: 20,897 SF



Building: 1259
Total size: 96,199 SF
Available: 30,657 SF

“ Visit the property website at www.lvccpp.com ”



Cedar Crest Professional Park has what tenants want:

Upgraded facilities



Commuter access



Public transit



Amenities



Parking



Green space



4

Miles from Allentown CBD

15

Restaurants within one mile

12

Miles from Lehigh Valley International Airport

3

Bus stops in park

6

Miles from the Northeast Extension of the PA Turnpike (I-476)

0

Miles to the nearest green space (adjacent to Little Lehigh Park)



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