

UNDER NEW MANAGEMENT



CEDAR CREST **PROFESSIONAL PARK**

A L L E N T O W N , P A

**7 BUILDING
OFFICE PORTFOLIO**

AVAILABLE FOR LEASE



LEE & ASSOCIATES OF EASTERN PENNSYLVANIA LLC

220 W. Germantown Pike, Suite 200, Plymouth Meeting, PA 19462 | 610.400.0499 | lee-associates.com/easternpa

PROJECT SPECIFICATIONS

7 BUILDING OFFICE PORTFOLIO

CEDAR CREST PROFESSIONAL PARK

- Available For Lease
- Flexible availabilities
- Direct access to Interstate 78 with excellent public transit.
- Ample Free Parking
- Recent Interior & Exterior Upgrades.



Address:	1243 S. Cedar Crest Blvd
Total Size (SF):	94,094 SF
Available (SF):	0 SF
Year Built:	1981
Total Floors:	3
Notes:	Fully leased to LVHN



Address:	1245 S. Cedar Crest Blvd
Total Size (SF):	94,481 SF
Available (SF):	54,397 SF Starting at 1,200 SF
Year Built:	1999
Total Floors:	3
Notes:	See plans for availability



Address:	1247 S. Cedar Crest Blvd
Total Size (SF):	120,764 SF
Available (SF):	83,824 SF Starting at 1,300 SF
Year Built:	1999
Total Floors:	3
Notes:	See plans for availability



Address:	1249 S. Cedar Crest Blvd
Total Size (SF):	63,109 SF
Available (SF):	54,711 SF Starting at 2,200 SF
Year Built:	2001
Total Floors:	4
Notes:	See plans for availability



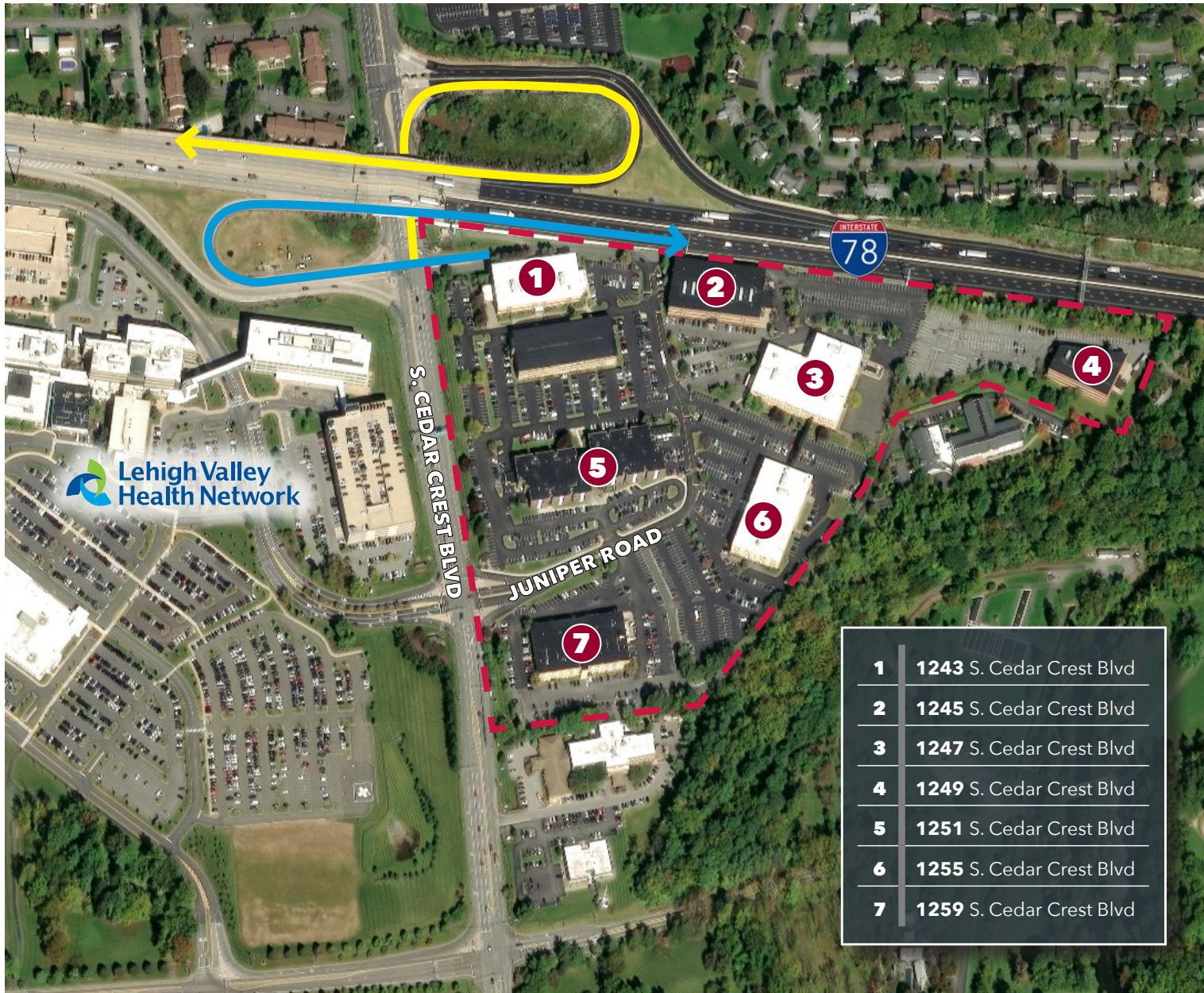
Address:	1251 S. Cedar Crest Blvd
Total Size (SF):	130,397 SF
Available (SF):	42,455 SF Starting at 300 SF
Year Built:	---
Total Floors:	3
Notes:	See plans for availability



Address:	1255 S. Cedar Crest Blvd
Total Size (SF):	94,239 SF
Available (SF):	31,011 SF Starting at 200 SF
Year Built:	1980
Total Floors:	3
Notes:	See plans for availability



Address:	1259 S. Cedar Crest Blvd
Total Size (SF):	96,199 SF
Available (SF):	49,647 SF Starting at 500 SF
Year Built:	1979
Total Floors:	3
Notes:	See plans for availability



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|----------|---------------------------------|
| 1 | 1243 S. Cedar Crest Blvd |
| 2 | 1245 S. Cedar Crest Blvd |
| 3 | 1247 S. Cedar Crest Blvd |
| 4 | 1249 S. Cedar Crest Blvd |
| 5 | 1251 S. Cedar Crest Blvd |
| 6 | 1255 S. Cedar Crest Blvd |
| 7 | 1259 S. Cedar Crest Blvd |

DIRECT ACCESS TO
I-78 & PA-309

2.0 MILES TO
ROUTE 22
 (Lehigh Valley Thruway)

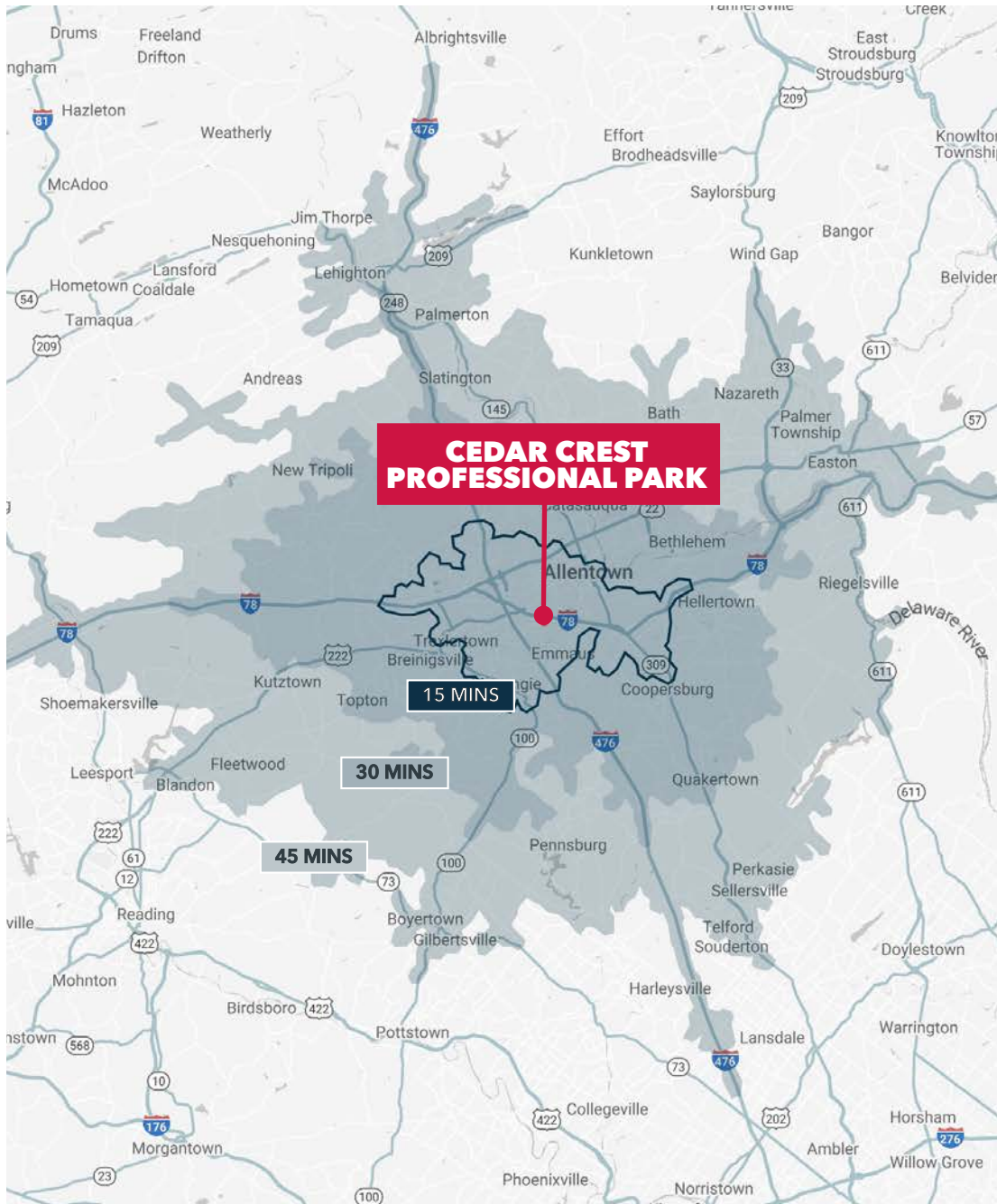
3.0 MILES TO
AIRPORT
 Allentown Queen City
 Municipal Airport

4.0 MILES TO
I-476
 (PA Turnpike NE Extension)

TENANT NEIGHBORS



LABOR DEMOGRAPHICS



DRIVE TIMES

POPULATION

	15 min	30 min	45 min
2020 POPULATION	194,629	493,351	914,656
2025 POPULATION	203,828	510,574	940,055
2030 POPULATION PROJECTION	205,237	512,471	943,707

INCOME

	15 min	30 min	45 min
AVG. HOUSEHOLD INCOME	\$116,086	\$117,692	\$120,289
MEDIAN HOUSEHOLD INCOME	\$87,904	\$86,642	\$91,253

WORKFORCE

	15 min	30 min	45 min
DAYTIME WORKFORCE (+16)	159,072	386,689	655,029

CEDAR CREST PROFESSIONAL PARK

A L L E N T O W N , P A

For more information, please contact one of the following individuals:

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