



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

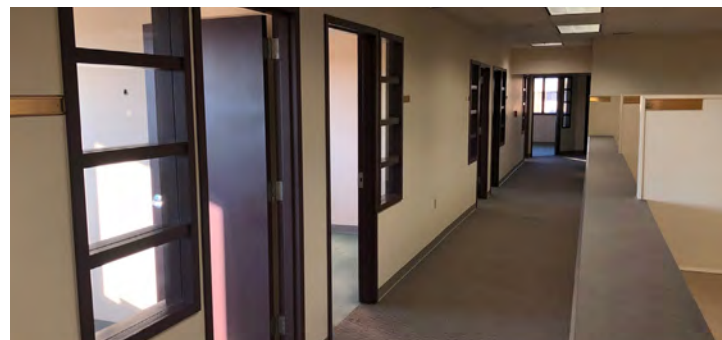
THE PROPERTY

PARK HIGHLIGHTS

- Professional on-site management by JLL
- Seven building business park
- Flexible floorplates
- Many recent upgrades inside and out
- Conveniently located off Interstate 78
- Ample free parking
- Excellent public transportation access (three bus stops)
- State of the art fitness facility on-site
- Two restaurants on-site
- Bank with drive thru on-site
- Numerous nearby amenities including shopping, retail, lodging, and entertainment
- On-site maintenance technicians
- A wide range of availability sizes from 700 to 30,000 SF
- 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



UPCOMING RENOVATIONS

- New flooring in all common areas
- New way finding signs throughout campus color coordinated with new building signs
- Redundant fiber network (under construction now)
- Parking lot improvements (under construction now)
- LED parking lot lighting project (under construction now)



AVAILABILITY



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



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



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



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

THE NEIGHBORHOOD



Nearby amenities include

Penn Pizza Restaurant

TGI Fridays



Grille 3501

Shops at 3900 Hamilton



Bamboo Asian Cuisine

South Mall



Carrabas Italian Grille

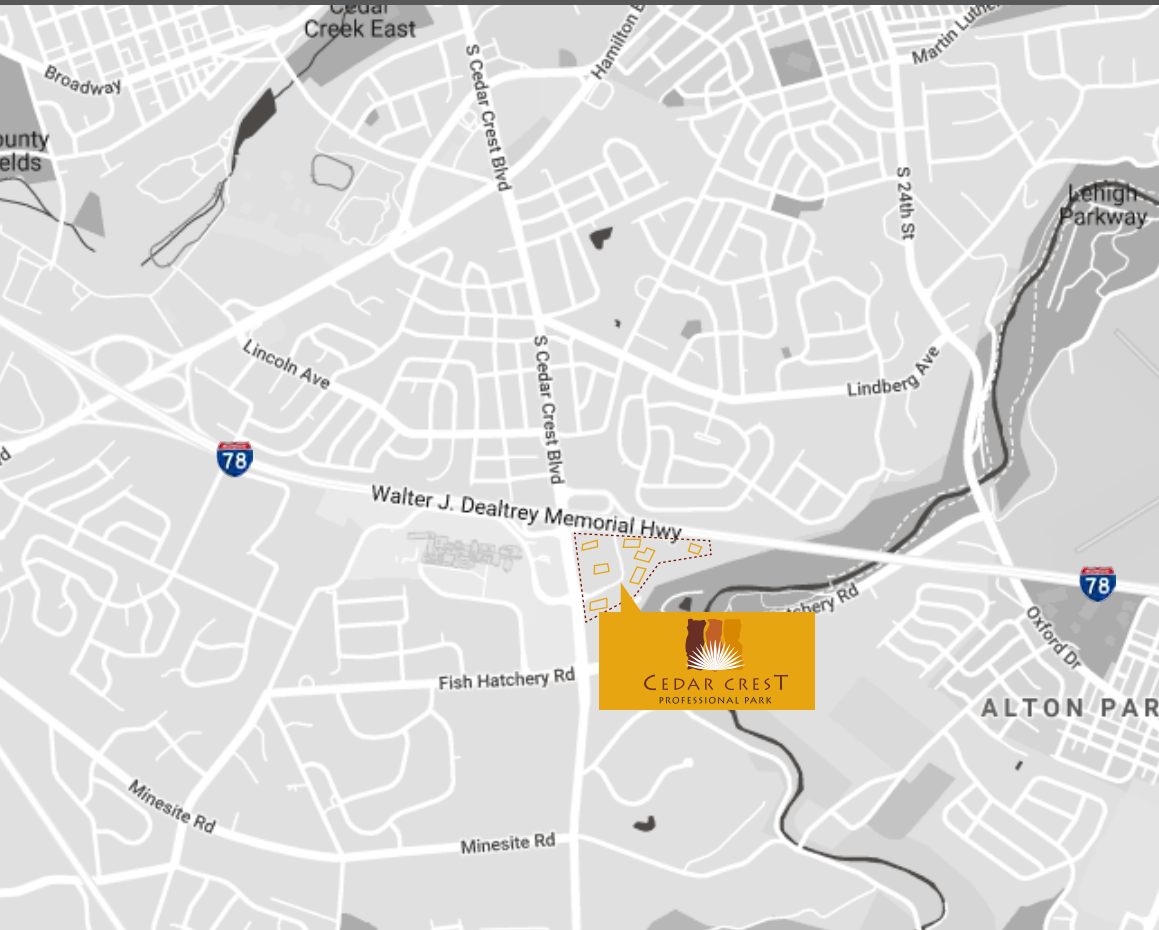
Key Bank



3 Men & a Bagel

LV Hospital - Cedar Crest





Cedar Crest Professional Park has what tenants want

Upgraded facilities



Commuter access



Public transit



Amenities



Parking



Green space



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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)

