



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 and two restaurants.

- 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
- Immediately adjacent to green space and walking trails
- Coming July 1st, Zekraft Cafe, known for their carefully curated and well-crafted menu items.

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
- New flooring, walls and lights added to the hallways in building 1251
- New lobby added to buidling 1245



THE NEIGHBORHOOD



Nearby amenities include
Penn Pizza Restaurant
Grille 3501
Bamboo Asian Cusine
Carraba's Italian Grille
TGI Fridays
Shops at 3900 Hamilton
South Mall
Key Bank
LV Hospital - Cedar Crest

AVAILABILITY

Available square footage upon request.



Building: 1243



Building: 1245



Building: 1247



Building: 1249



Building: 1251

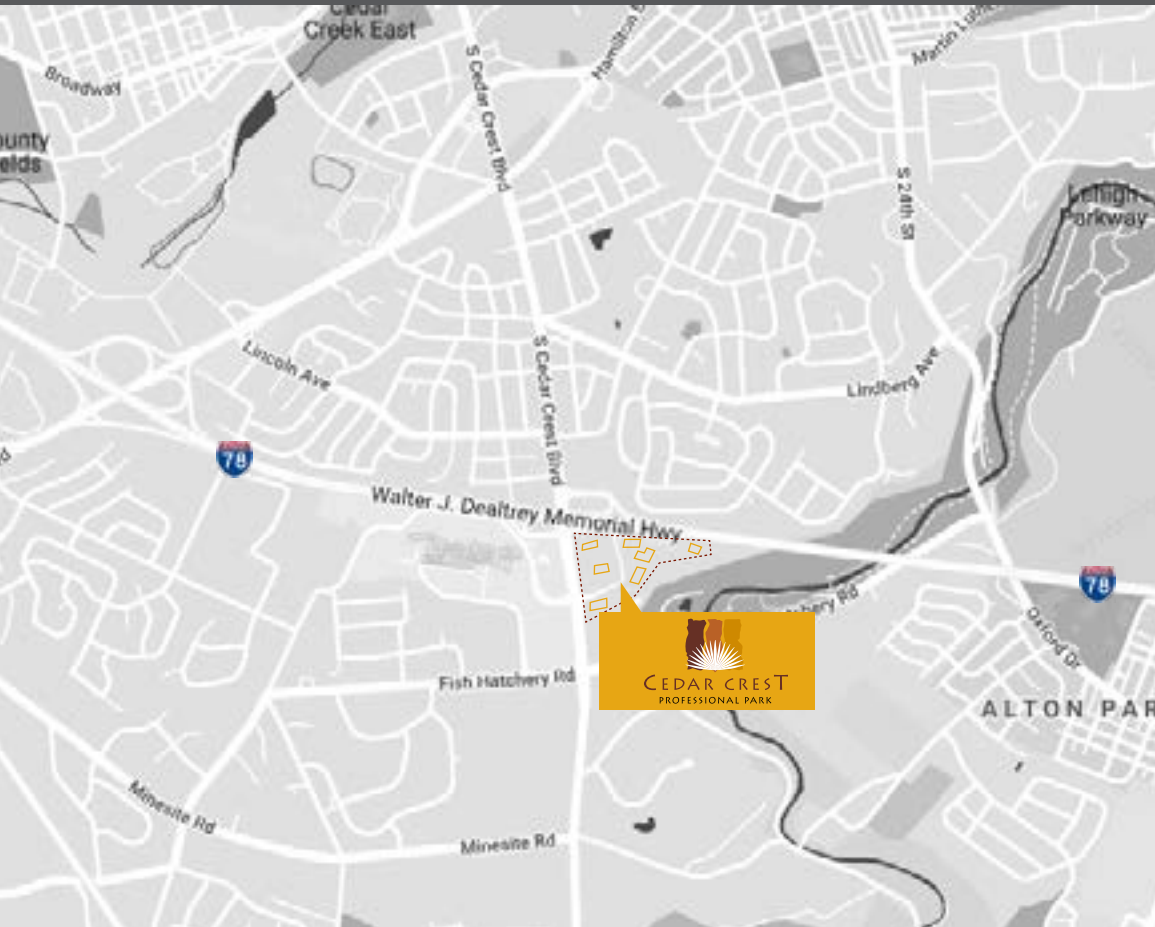


Building: 1255



Building: 1259

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)



Contact us:

Phil Schenkel

Executive Vice President

+1 484 635 3228

phil.schenkel@am.jll.com

Matthew Dorman

Vice President

+1 484 635 3236

matthew.dorman@am.jll.com

Allan Neibart

Transaction Manager

+1 610 329 1300

allan.neibart@am.jll.com

JLL | Jones Lang LaSalle Brokerage, Inc.

1495 Valley Center Parkway
Suite 100

Bethlehem, PA 18017

+1 484 635 3300

www.jll.com

Leased and Managed exclusively by

