

**2900 HAMILTON BLVD
ALLENTOWN, PA 18103**

FOR LEASE

LEASE RATE:

\$18/SF

Modified Gross



**1,500 SF OFFICE
SPACE AVAILABLE**

- High-Visibility with Heavy Daily Traffic
- Convenient Access to I-78, Rte 222 and major Lehigh Valley Corridors

This great property is positioned on a rare island parcel on one of Allentown's busiest corridors. The 6,900 SF building is currently occupied by a successful dental operator and a regional engineering firm. Site has shared ingress/egress with Wells Fargo Bank and is in close proximity to key institutional and medical concepts.

Located less than one mile from Lehigh Valley Hospital-Cedar Crest and directly across from Cedar Crest College, the site benefits from high visibility and consistent daytime traffic. The surrounding area includes Muhlenberg College, Dorney Park, and PPL Center, drawing steady visitation from students, professionals, and tourists alike.

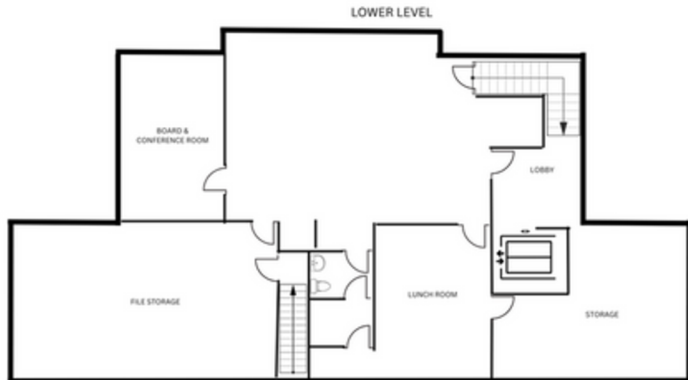
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KELLERWILLIAMS
REAL ESTATE
Each office is individually owned and operated

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1,500 SF LOWER LEVEL OFFICE SPACE



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