

FOR SALE & LEASE

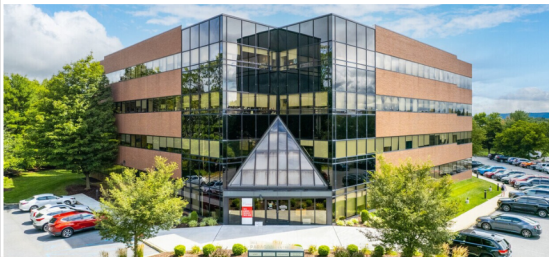
Sale Price:
\$799,000

Lease Rate:
\$22/SF NNN

3,354 SF

**1611 POND RD
ALLENTOWN, PA 18104**

THE PARAGON BUILDING



OFFICE/MEDICAL OPPORTUNITY

Exceptional Class A Medical Office Condominium

— Suite 403, Paragon Centre

3,354 SF corner unit on the 4th floor of the beautifully appointed Paragon Centre now available for sale or lease. Meticulously upgraded and formerly occupied by a highly successful ophthalmology and aesthetics practice, this turnkey condominium is ideally configured for medical use. Features include five highly appointed exam rooms, multiple consultation rooms, executive offices, ADA-compliant restrooms, and abundant built-in millwork and finish upgrades (all ADA-compliant). Corner exposure provides exquisite views and exceptional natural light throughout the suite.

- Two designated spaces in the underground parking garage are included
- ample tenant/customer parking
- brand-new central HVAC system
- Monthly condo fee: \$1,778.32
- Prime location and layout for medical providers seeking a prestigious, move-in ready space.

kw
KELLERWILLIAMS
REAL ESTATE
Each office is individually owned and operated

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 **James Balliet**
PROPERTY GROUP

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1605 N Cedar Crest Blvd, Ste 309
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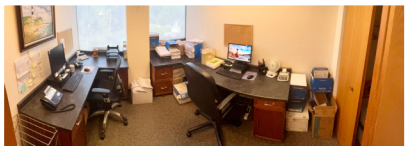
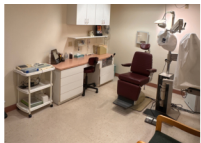
www.JBPropertyGroup.com

EXCEPTIONAL OFFICE OPPORTUNITY
3,354 SF

Excellent location!

Plenty of Parking!

**Private Parking
Underground**



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