

1125 S. CEDAR CREST BLVD
ALLENTOWN, PA 18103

FOR
LEASE

THE ROSE
BUILDING



PROFESSIONAL
MEDICAL/OFFICE
BUILDING

PROFESSIONAL MEDICAL/OFFICE SPACE

Fantastic office location close to Routes 78 and 22, and the PA Turnpike! Completely remodeled large and well-designed suites ranging from 769 SF to 3,503 SF located on 1st and 2nd floors, both elevator served! Perfect for professional offices, medical, insurance, etc. Plenty of onsite parking available along with great signage.

NNN Charges include most expenses:

- Electric
- Water/Sewer
- HVAC
- Trash
- Insurance
- Taxes
- Common Area Maintenance and Management



kw
KELLERWILLIAMS
REAL ESTATE
Each office is individually owned and operated

James Balliet
President
O 610-435-1800
C 610-972-6808

 **James Balliet**
PROPERTY GROUP

James@JBPropertyGroup.com
JBPropertyGroup.com

Brian K. Bailey
Associate Broker
O 610-435-1800
C 484-357-8559

Brian@JBPropertyGroup.com
JBPropertyGroup.com

**AMPLE DEDICATED
PARKING- 70+ SPACES**

**GREAT SIGNAGE
HIGH VISIBILITY**



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**CAM CHARGES INCLUDE
HEAT AND A/C**

**NEWLY
REMODELED!**



**SUITE SIZES:
WIDE
VARIETY
± 769 SF UP
TO 3,503 SF**



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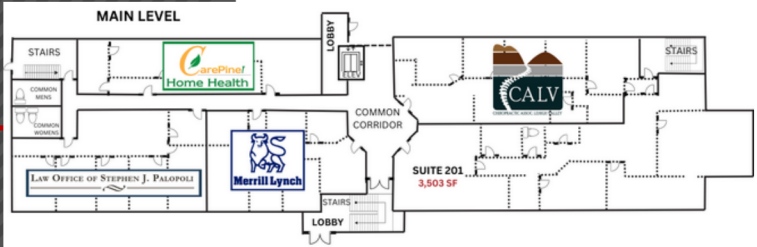
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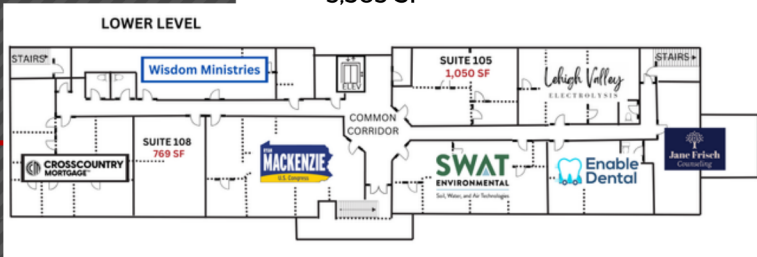
LEASING PLANS

Current tenants include: Merrill Lynch, Care Pine Home Health, The Law Office of Stephen J. Palopoli, Cross Country Mortgage, Wisdom Ministries, SWAT Environmental



Main Level Space Available:

- 3,503 SF



Lower Level Space Available:

- 769 SF
 - 1,050 SF
 - 1,537 SF
- ** Available 12/1/24