

44,196 SF Class B Office Building

2268 S 12th St, Allentown, PA 18103



OFFERING SUMMARY

Available SF:	2,269 - 44,196 SF
Lease Rate:	\$10.00 SF/yr (MG)
Lot Size:	2.22 Acres
Year Built:	1980
Building Size:	44,196 SF
Zoning:	Commercial
Market:	Office

PROPERTY OVERVIEW

Devonshire Towers Three consists of 44,196 SF of Class B office spaces. Zoned I-3. 4-story well maintained building serviced by 2 elevators and bathrooms on every floor. Parking for 165 +/- vehicles. Easy access to Route 78 & 309. 9 miles from ABE airport. Smallest divisible space is 2,268 SF. Each floor is 11,000 SF as well as separate security access, 3-phase electric and public utilities and central air. The entire building ADA Compliant.

LOCATION OVERVIEW

Immediately off Route 78, Lehigh Street Exit, right off 309 near Lehigh Valley Hospital.

PROPERTY HIGHLIGHTS

- Class B office space from 2,268 SF to 11,000 SF
- 4-story building (11,000 SF each floor)
- 3-phase electric
- CA and security access each floor
- 2 elevators each floor and bathrooms
- Parking for 165+ cars
- Zoned I-3

Terri Mickens, CCIM

Broker/Owner
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OFFICE BUILDING FOR LEASE

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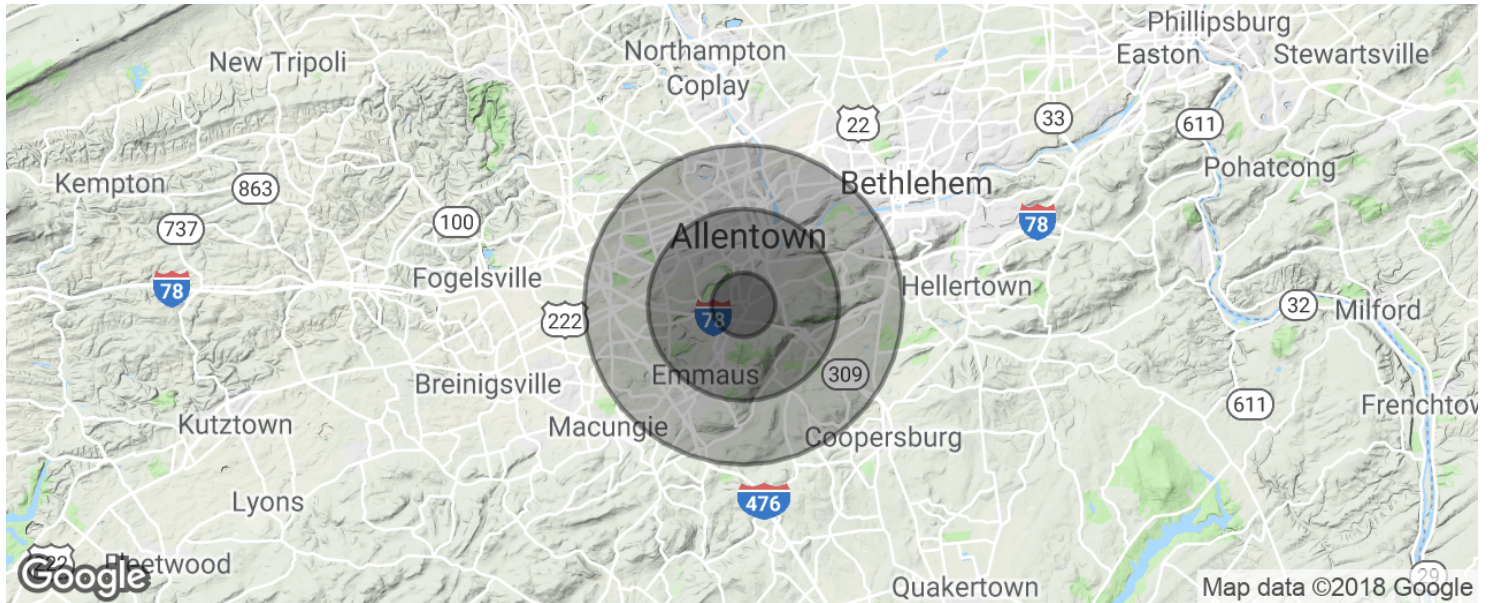


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,610	126,220	222,617
Median age	35.4	33.6	35.9
Median age (Male)	32.6	31.9	34.4
Median age (Female)	36.6	35.0	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,252	46,888	84,944
# of persons per HH	2.4	2.7	2.6
Average HH income	\$49,019	\$50,027	\$57,551
Average house value	\$154,966	\$206,501	\$225,446

* Demographic data derived from 2010 US Census

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