



**1401 GREEN STREET
Allentown, Lehigh County, PA**



BUILDING SIZE: 4,800 square feet total with 2,400 SF available on 2nd Floor

LAND AREA: 135' x 333' (44,555 square feet / 1.03 acres)

DESCRIPTION: 2-story brick structure and basement level, built 1960, oil/hot water system, Honeywell thermostats on each floor, furnace in basement, central air. Building built into the grade, double door loading for lower level, 2 lavatories on each floor, operable windows, corner location, each floor can be leased separately (2,400 square feet each floor), 1,000 square foot lower level can be leased to separate tenant. 20 on site spaces.

LEASE RATES: \$14.25 per sq. ft. – First Floor
\$13.95 per square foot – Second Floor
(Plus Electric, Janitorial Service and Trash Removal)

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED