

1101 Hamilton St.

| 10,000 SF OFFICE SPACE FOR LEASE

starting at **\$10/SF Gross**



image: CoStar

AMENITIES

Open office areas

Reserved parking

Excellent condition throughout

Masonry over steel construction

Computer controlled energy management system

Dual source power with back-up light and heat systems

Additional suites of various sizes available



Garibaldi

Sigman
Real Estate Partners

 **HAMILTON BUSINESS CENTER**

CONTACT

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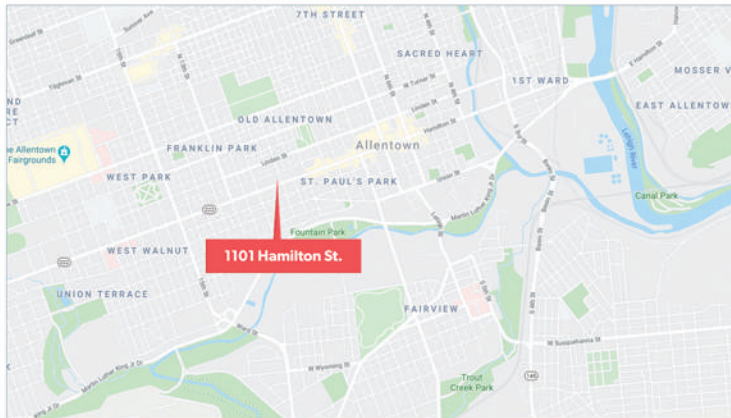
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Site Overview

The Hamilton Business center is located at 11th and Hamilton Street, a few blocks from the Allentown CBD and the Allentown Neighborhood Improvement Zone.

The surrounding area is home to numerous supporting uses, including public transportation and parking, shopping, dining, entertainment, and hotels. Cultural offerings include the Allentown Symphony, Allentown Art Museum, and the PPL Center just six blocks away.

Allentown is the 3rd largest city in PA with a population of 118,974 and is the County Seat for Lehigh County. The city is comprised of several different unique business districts, all with their own identity and flair. The Hamilton Street Business District is the primary downtown location where all of new construction, arena development, and activity is occurring (allentownpa.gov).



Lehigh Valley

The Lehigh Valley is located 60 minutes north of Philadelphia and 90 minutes west of NYC. It consists of Northampton and Lehigh Counties with 62 municipalities and the 3 major cities of Allentown, Bethlehem and Easton.

The Lehigh Valley has a proactive business environment, housing more than 15,000 businesses. There are 11 colleges and universities located within the Lehigh Valley.

It is the fastest growing region in the state, with a population of 670,000 residents — making it the third largest in the state. The GDP for the region is over \$40 billion.

6.9%
VACANCY

The overall office vacancy rate dropped by nearly 2 percentage points from Q1 to Q2 2019.

\$15.17
AVERAGE
ASKING RENT

Asking rents for all combined classes of office space have increased 3.6% year-over-year.

Source: Lehigh Valley Economic Development Corporation

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