

## OFFICE BUILDING FOR LEASE

# NORTHWOOD CENTER

1104 Van Buren Road, Easton, PA 18045



AVAILABLE SF:	4,531 SF
LEASE RATE:	\$12.00 SF/Yr (NNN)
BUILDING SIZE:	7,660 SF
BUILDING CLASS:	B
YEAR BUILT:	1997

### PROPERTY OVERVIEW

4,531 SF First Floor Medical/Office Space Available for IMMEDIATE Lease!!!

Space features , ADA restroom, three phase electric, multiple office spaces and internet access.

Great space for a medical office, data center or professional services.

Very convenient access to Routes 248, 33, and 22. Building is situated on the corner of Route 248 and Van Buren Road.

Join Bank of America, Advance Pain Care and much more.

For additional information or to schedule a showing, please call Ayon Codner at KW Commercial-The James Balliet Commercial Group.

ALLENTOWN, PA



**JAMES BALLIET**

KW Commercial-The James Balliet Commercial Group  
O: 610.435.4711  
James@jbcomgroup.com

**AYON ABRAHAM CODNER**

Vice President At KW Commercial-The James Balliet Commercial Group  
O: 610.435.4711  
C: 210.816.2966  
ayon@jbcomgroup.com

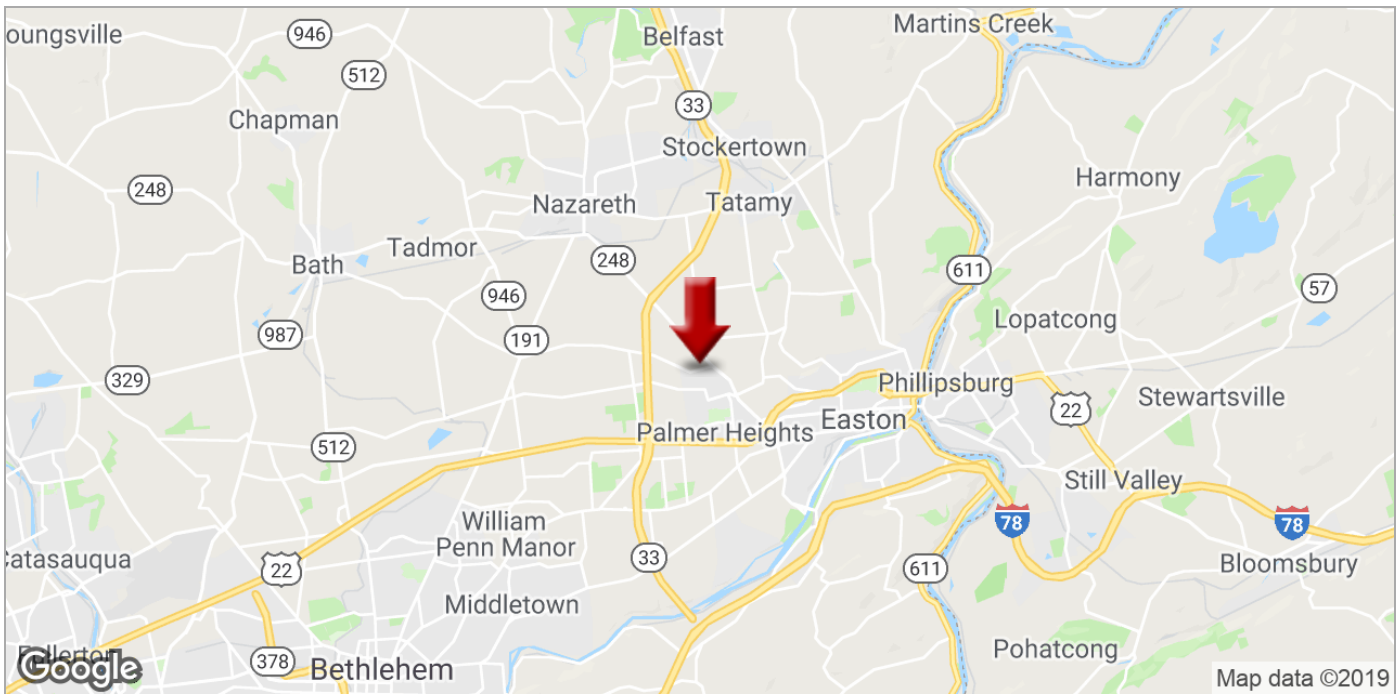
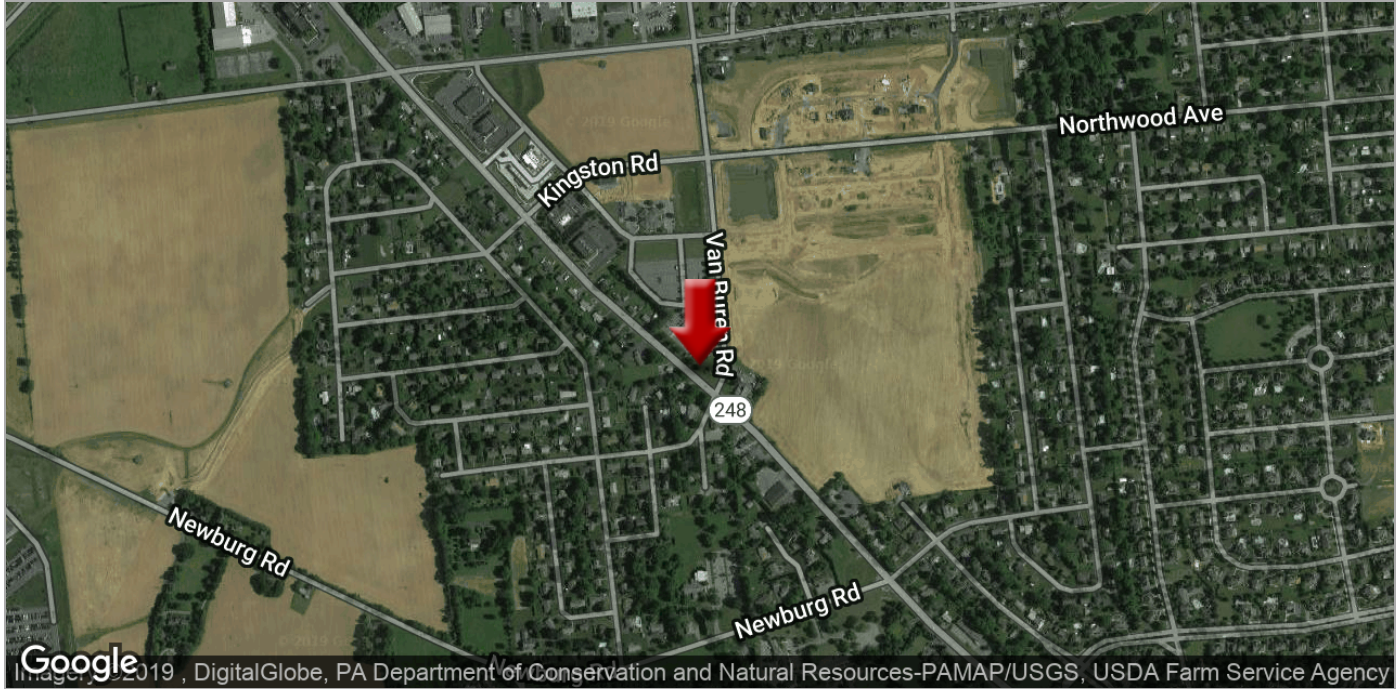
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [TheCommercialPropertyGroup.com](http://TheCommercialPropertyGroup.com)

## OFFICE BUILDING FOR LEASE

# NORTHWOOD CENTER

1104 Van Buren Road, Easton, PA 18045



ALLENTOWN, PA



**JAMES BALLIET**

KW Commercial-The James Balliet Commercial Group  
O: 610.435.4711  
James@jbcomgroup.com

**AYON ABRAHAM CODNER**

Vice President At KW Commercial-The James Balliet Commercial Group  
O: 610.435.4711  
C: 210.816.2966  
ayon@jbcomgroup.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

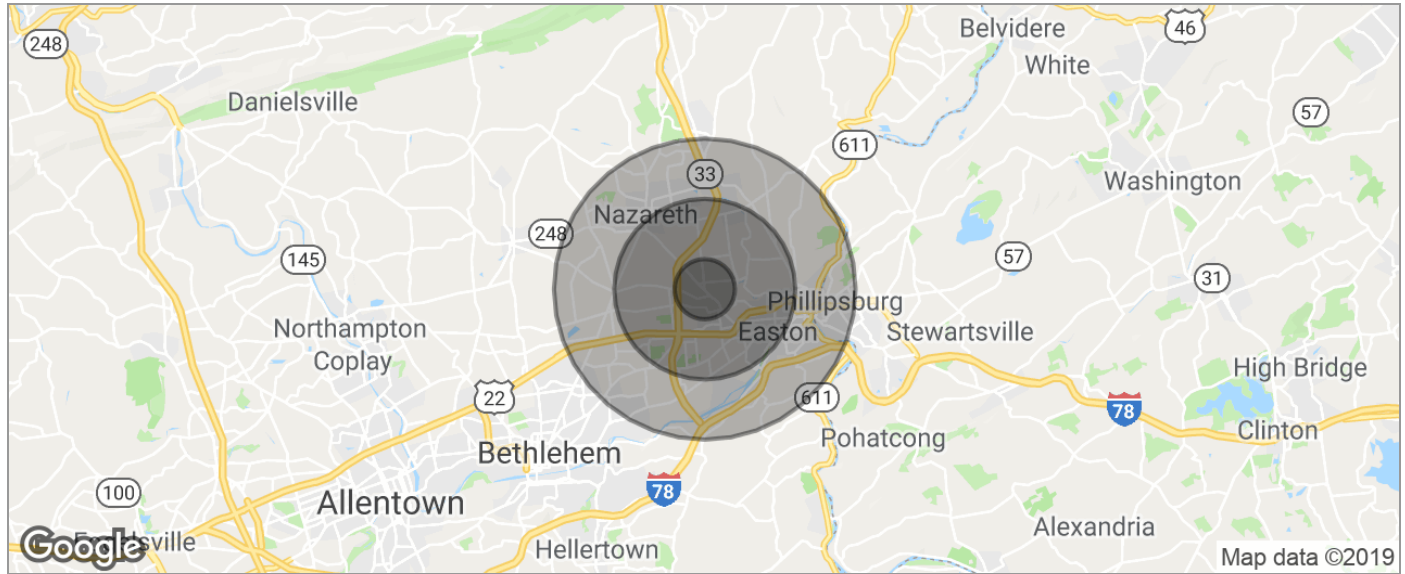
Each Office Independently Owned and Operated [TheCommercialPropertyGroup.com](http://TheCommercialPropertyGroup.com)



## OFFICE BUILDING FOR LEASE

# NORTHWOOD CENTER

1104 Van Buren Road, Easton, PA 18045



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,547	42,044	124,918
MEDIAN AGE	44.8	41.8	39.8
MEDIAN AGE (MALE)	44.5	40.9	38.4
MEDIAN AGE (FEMALE)	45.1	43.0	41.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,864	16,553	46,605
# OF PERSONS PER HH	2.4	2.5	2.7
AVERAGE HH INCOME	\$76,213	\$74,129	\$73,817
AVERAGE HOUSE VALUE	\$297,536	\$259,217	\$259,472

\* Demographic data derived from 2010 US Census

### ALLENTOWN, PA



### JAMES BALLIET

KW Commercial-The James Balliet Commercial Group  
O: 610.435.4711  
James@jbcomgroup.com

### AYON ABRAHAM CODNER

Vice President At KW Commercial-The James Balliet Commercial Group  
O: 610.435.4711  
C: 210.816.2966  
ayon@jbcomgroup.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [TheCommercialPropertyGroup.com](http://TheCommercialPropertyGroup.com)