



17,611 SF AVAILABLE | OUTSTANDING LOCATION & ACCESS | RESPONSIBLE OWNERSHIP

Iron Run Corporate Center

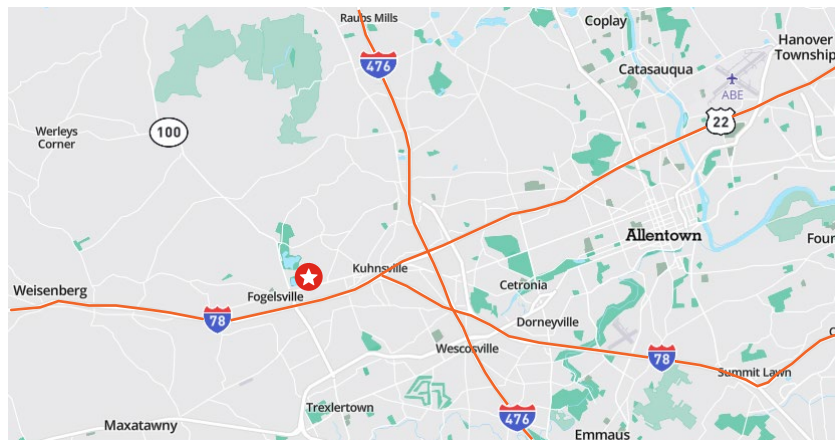
6990 SNOWDRIFT ROAD, BUILDING B,
ALLENTOWN, PA

Single Office Suite Available For Lease

6990 Snowdrift Road, Building B is strategically located in the ever rapidly evolving Lehigh Valley and is situated at the intersection of I-78/US 22 and Pennsylvania Route 100, within minutes of the Lehigh Valley exit of the Northeast Extension of the Pennsylvania Turnpike, 10 minutes from Allentown, 90 minutes from Philadelphia and two hours from New York City.

The building is a single-story office/flex building surrounded by hotels, eateries, and other amenities. With on-site property management and well-capitalized and responsible ownership, 6990 Snowdrift Road, Building B is the ideal building for your company's immediate plug and play office need.

- Single story office building totaling 27,900 sf
- Plug and play suite
- Individual suite entrance
- Ample parking (5.34/1,000 sf)
- Easy accessibility to major roadways and amenities
- On-site property management
- Well-capitalized and responsible ownership



Area Highlights



Amenity-rich location



Unparalleled major route and highway access



Only 15 minutes from Lehigh Valley International Airport



Bucolic campus setting



Strong area demographics

**6990 SNOWDRIFT ROAD, BUILDING B, ALLENTOWN, PA
FIRST FLOOR**



Leasing Information

David Smith
+1 610.557.0510
david.smith@avisonyoung.com

Paul French
+1 610.557.0510
paul.french@avisonyoung.com

Will Ciarlone
+1 484.889.8491
william.ciarlone@avisonyoung.com