

PATRIOT AMERICAN PARK

WORLD-CLASS OFFICE COMPLEX
10,189-130,000 SF AVAILABLE

FOUNDERS BUILDING



1110 AMERICAN PARKWAY, ALLENTOWN, PA



PATRIOT
EQUITIES

CBRE

LEHIGH VALLEY'S ALL-INCLUSIVE WORKPLACE

Patriot American Park, located at 1110 American Parkway in Allentown, Pennsylvania is a world class office complex consisting of approximately 545,000 square feet situated on 75 idyllic acres located in the scenic Lehigh Valley. The building features a two-wing design anchored by a center atrium that is open air and three stories in height. Patriot American Park was designed and built to allow for maximum natural light in consideration of a large open work environment allowing for an enjoyable and productive atmosphere and flexibility for multiple layout options. No expense was spared in the construction of the building and the property is meticulously maintained to the highest standards.



HIGHLIGHTS



UP TO **130K** AVAILABLE



.4 MILES TO I-22



PREMIUM AMENITIES



FLEXIBLE OFFICE
LAYOUT OPTIONS

EXCEPTIONAL AMENITIES FOR A THRIVING OFFICE ENVIRONMENT



Covered parking on a non-exclusive basis



On-site café with seating to accommodate 150 people



Full conference center with 6 dedicated rooms and seating up to 25



High-tech AV equipment, CAT 6 IT cable, and wifi in conference center



State-of-the-art fitness center and locker facilities



World-class main entry lobby



Coffee bar featuring Starbucks products



1.2 mile walking trail that circles the property



CENTRALLY LOCATED IN THE MID-ATLANTIC REGION



LEHIGH VALLEY AIRPORT
3 MILES



NEW JERSEY
17 MILES



PHILADELPHIA
60 MILES



ROUTE 22
.4 MILES



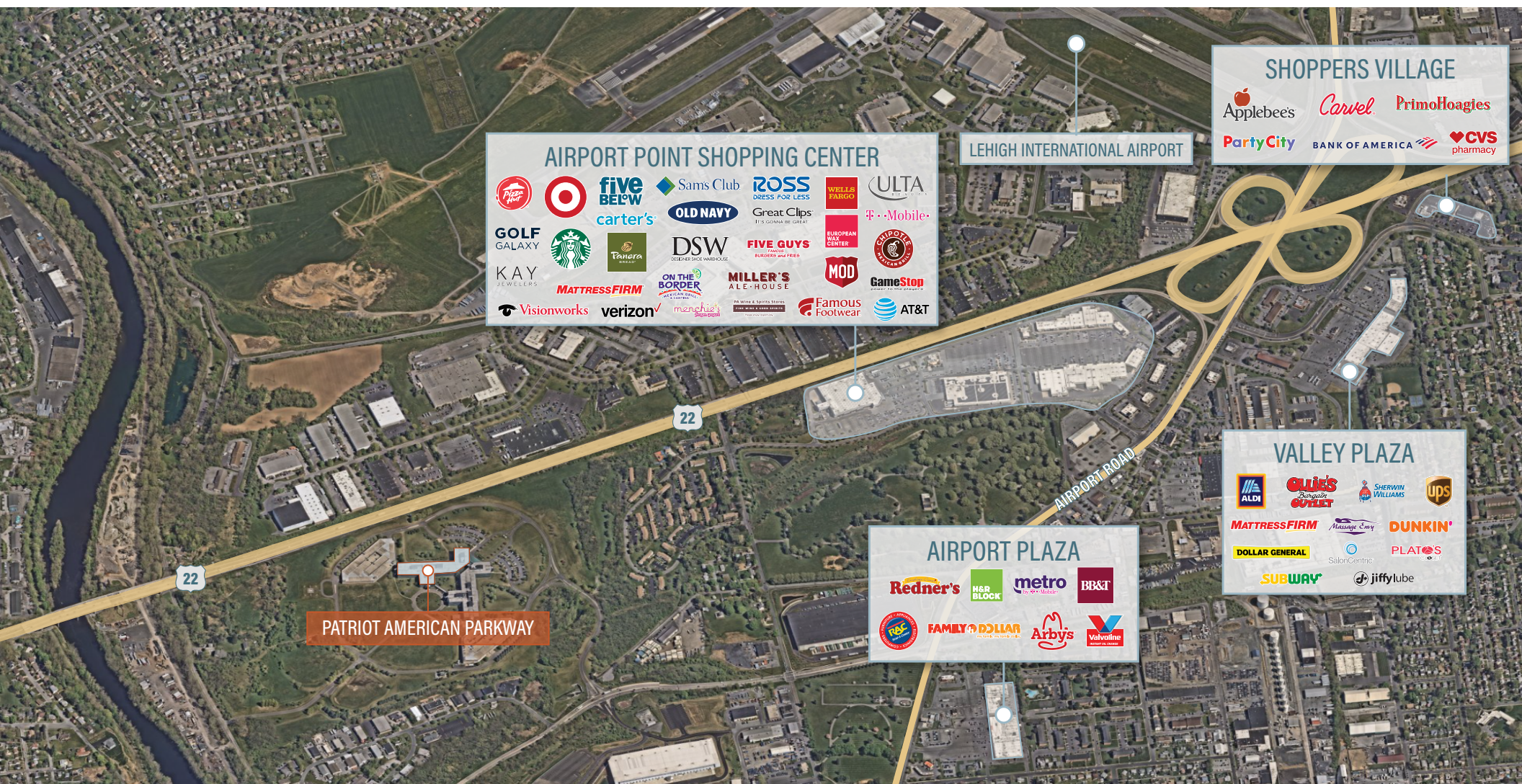
I-78
6 MILES



ROUTE 309
9 MILES



I-476
10 MILES



AIRPORT POINT SHOPPING CENTER



LEHIGH INTERNATIONAL AIRPORT

SHOPPERS VILLAGE



VALLEY PLAZA



AIRPORT PLAZA

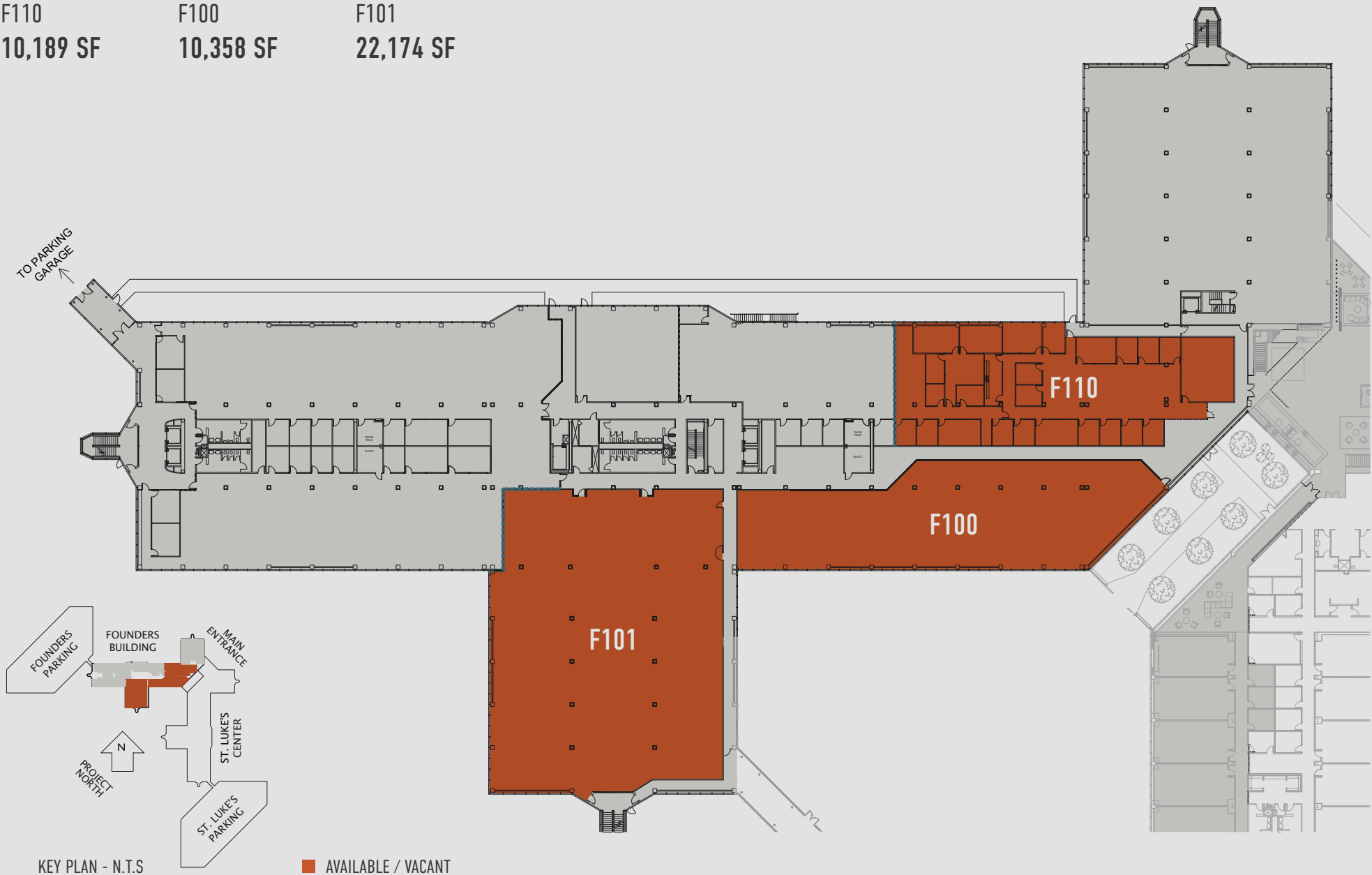


PATRIOT AMERICAN PARKWAY

FOUNDERS BUILDING

FIRST FLOOR AVAILABILITY

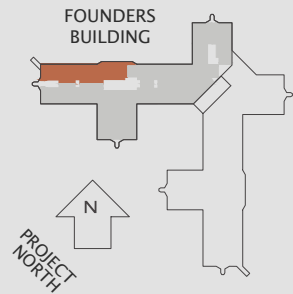
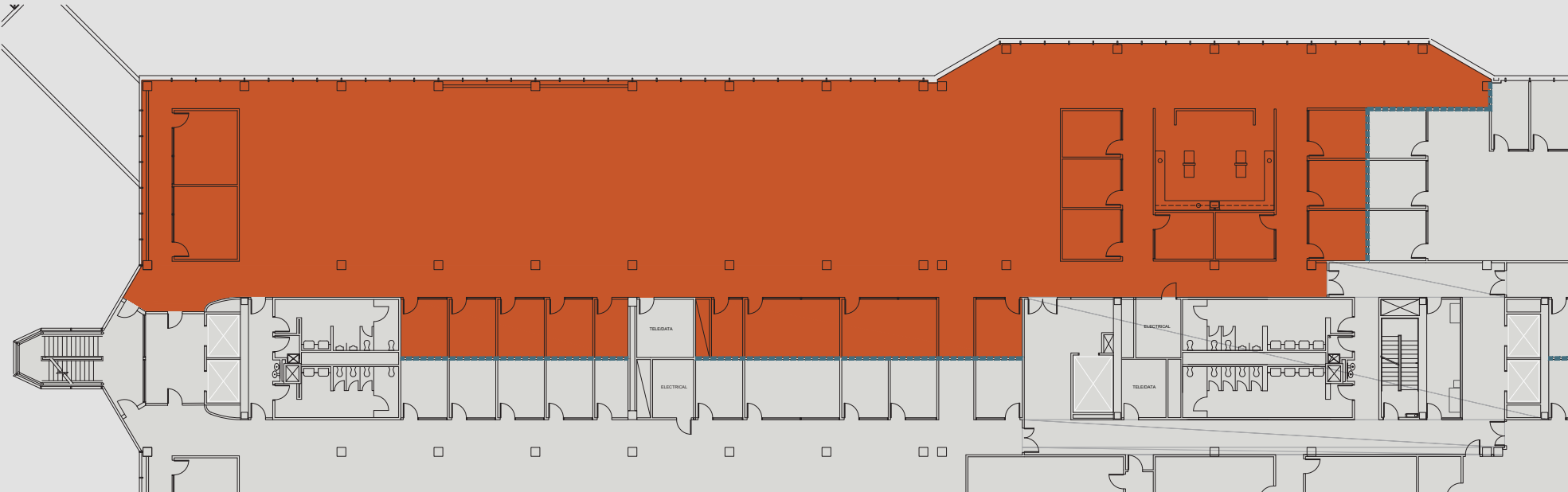
F110	F100	F101
10,189 SF	10,358 SF	22,174 SF



FOUNDERS BUILDING

SECOND FLOOR AVAILABILITY

F250
16,708 SF



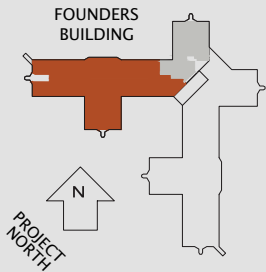
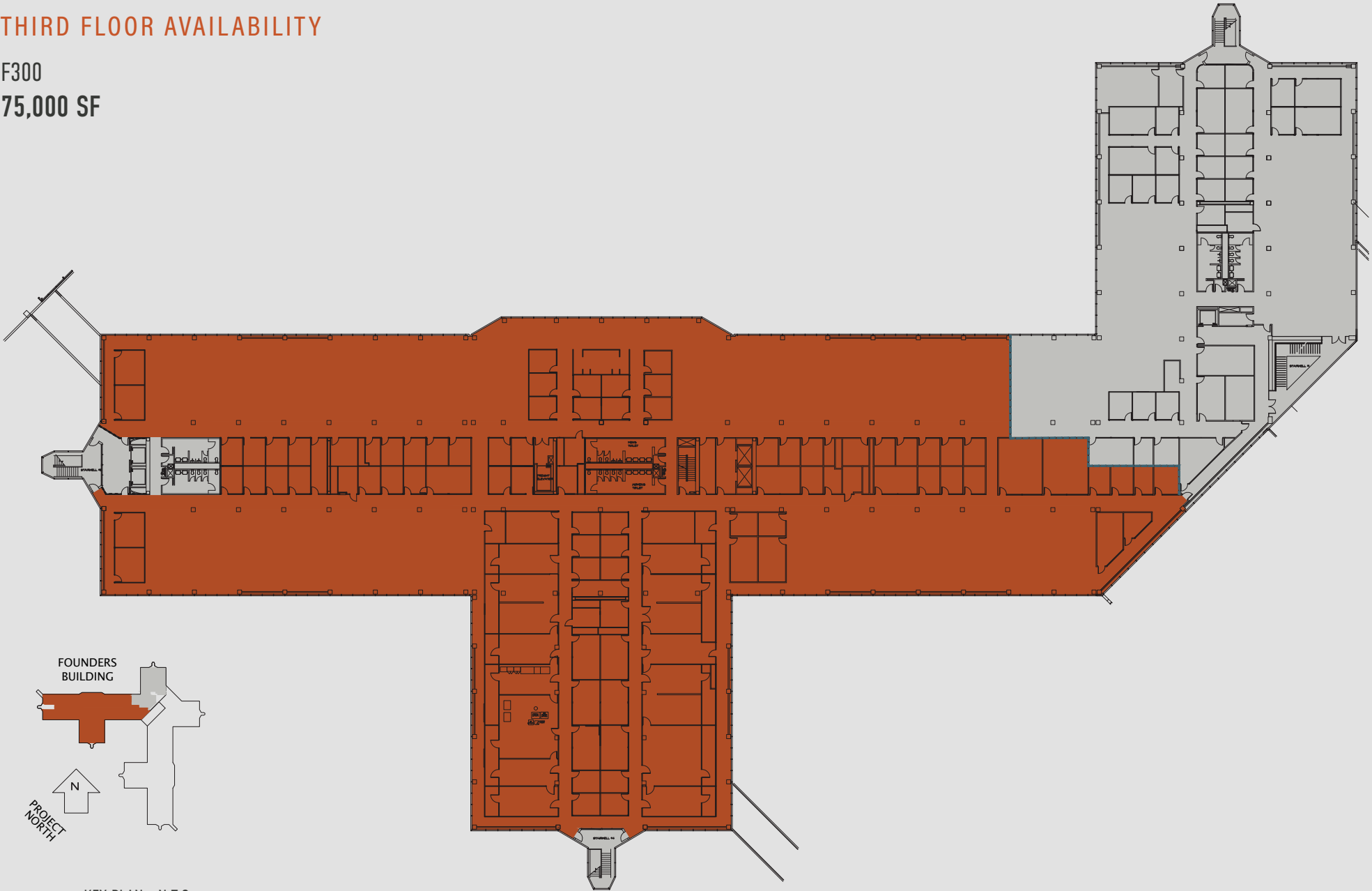
KEY PLAN - N.T.S

■ AVAILABLE / VACANT

FOUNDERS BUILDING

THIRD FLOOR AVAILABILITY

F300
75,000 SF



KEY PLAN - N.T.S
KEY PLAN - N.T.S

■ AVAILABLE / VACANT

PATRIOT AMERICAN PARK FOUNDERS BUILDING

CONTACT

Jody King

Senior Vice President

+1 610 398 3384

jody.king@cbre.com

Pamela Hall

Associate

+1 610 295 7151

pamela.hall@cbre.com



1110 AMERICAN PARKWAY
ALLENTOWN, PA



**PATRIOT
EQUITIES**

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.