



FLEXIBLE OFFICE SPACE | 15,938 SF AVAILABLE | FOUR AVAILABLE SUITES

# Iron Run Corporate Center

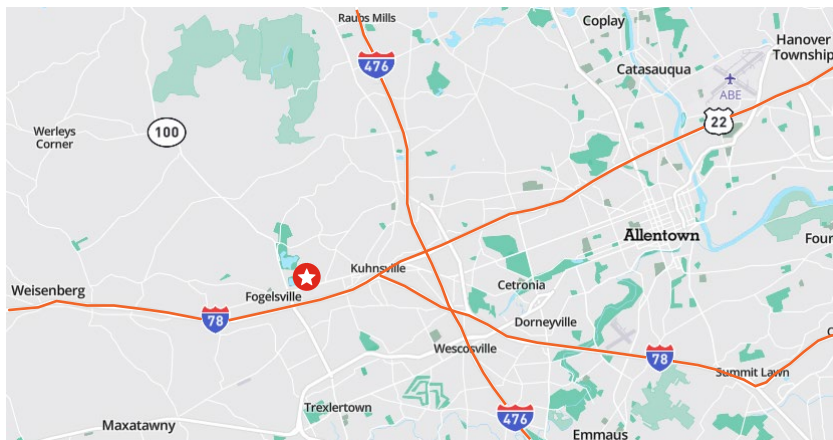
7248 TILGHMAN STREET  
ALLENTOWN, PA

# Flexible Office Options For Lease

7248 Tilghman Street 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 building surrounded by hotels, eateries, and other amenities. Complimented with flexible office options, the building is filled with a myriad of tenants. With on-site property management and well-capitalized and responsible ownership, 7248 Tilghman is the ideal building for your company to call its next home.

- Single story office building totaling 43,782 sf
- Two available suites offering flexivle use options
- Individual suite entrances
- Ample parking (4.00/1,000 sf)
- Easy accessibility to major roadways and amenities
- On-site property management
- Access to neighboring building cafès
- Well-capitalized and responsible ownership



## Area Highlights



Amenity-rich location



Unparalleled major route and highway access



Only 15 minutes from Lehigh Valley International Airport



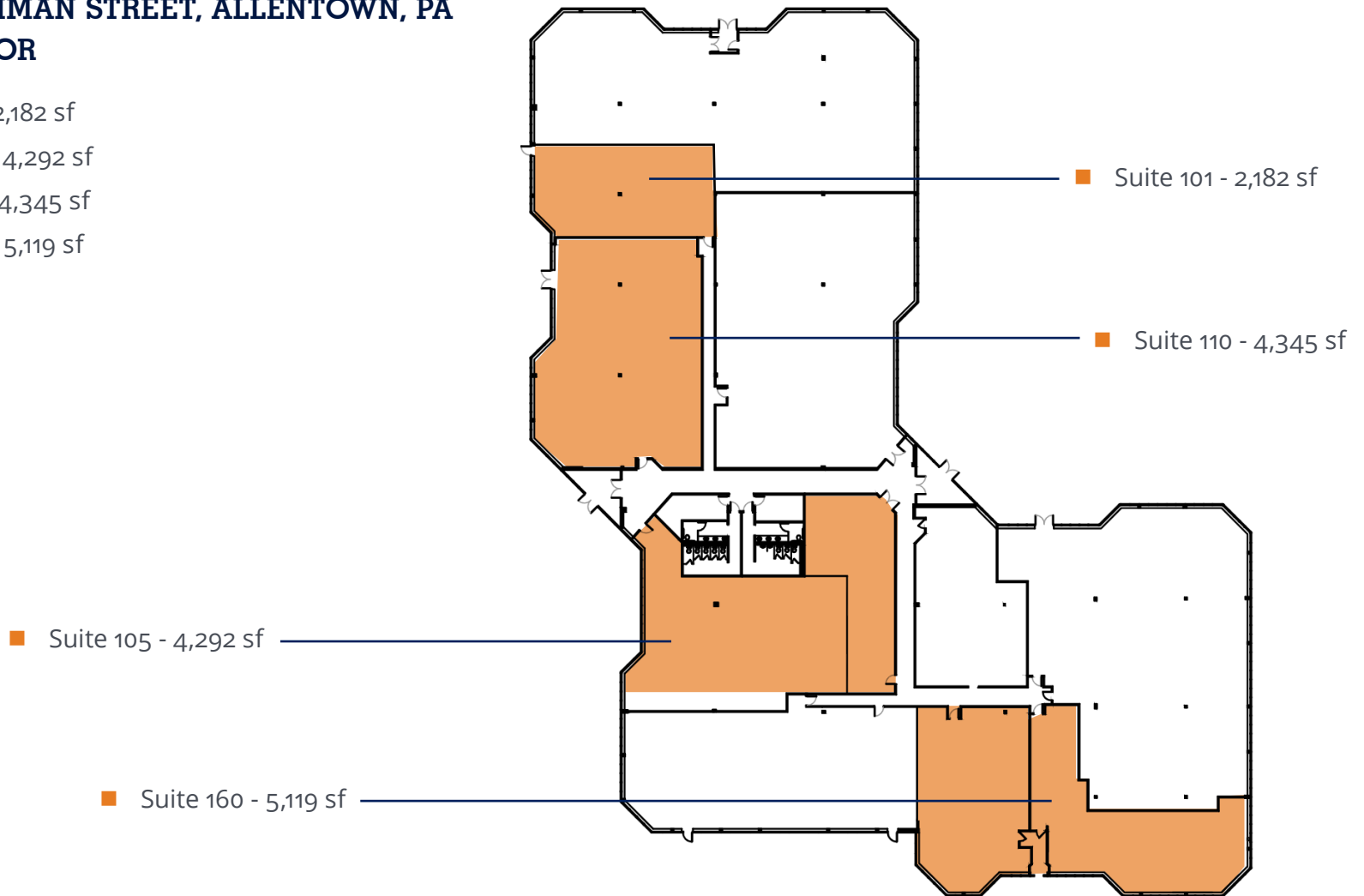
Bucolic campus setting



Strong area demographics

**7248 TILGHMAN STREET, ALLENTOWN, PA  
FIRST FLOOR**

- Suite 101 - 2,182 sf
- Suite 105 - 4,292 sf
- Suite 110 - 4,345 sf
- Suite 160 - 5,119 sf



**Leasing Information**

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