



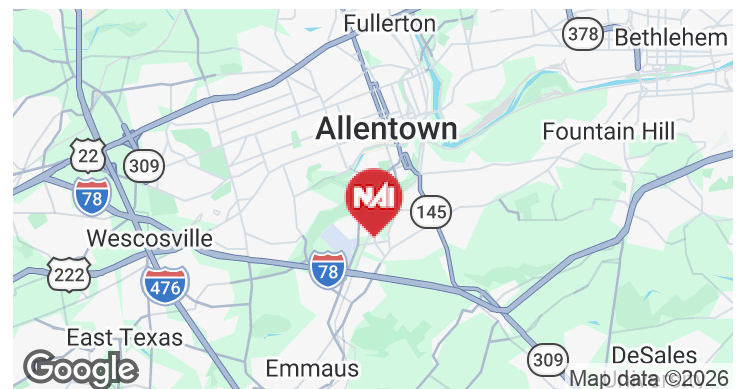
Downyflake Business Center

2132 South 12th Street
Allentown, Pennsylvania 18103

Property Overview

The Downyflake Business Center, a multi-tenant office building, offers a professional environment suitable for medical and professional services.

- Convenient Full-Service Gross Lease Rate including all utilities
- Range of suite sizes are available for lease
- Suite layouts include general and medical tenant fit out or shell space for flexible buildout
- Aggressive Lease Rate & Generous Lease Incentives
- Building has recent upgrades including new mechanicals and HVAC
- Ample surface parking with 250 spaces
- ADA Compliant
- Two elevators
- Tenant pays in-suite janitorial and phone/internet



For More Information

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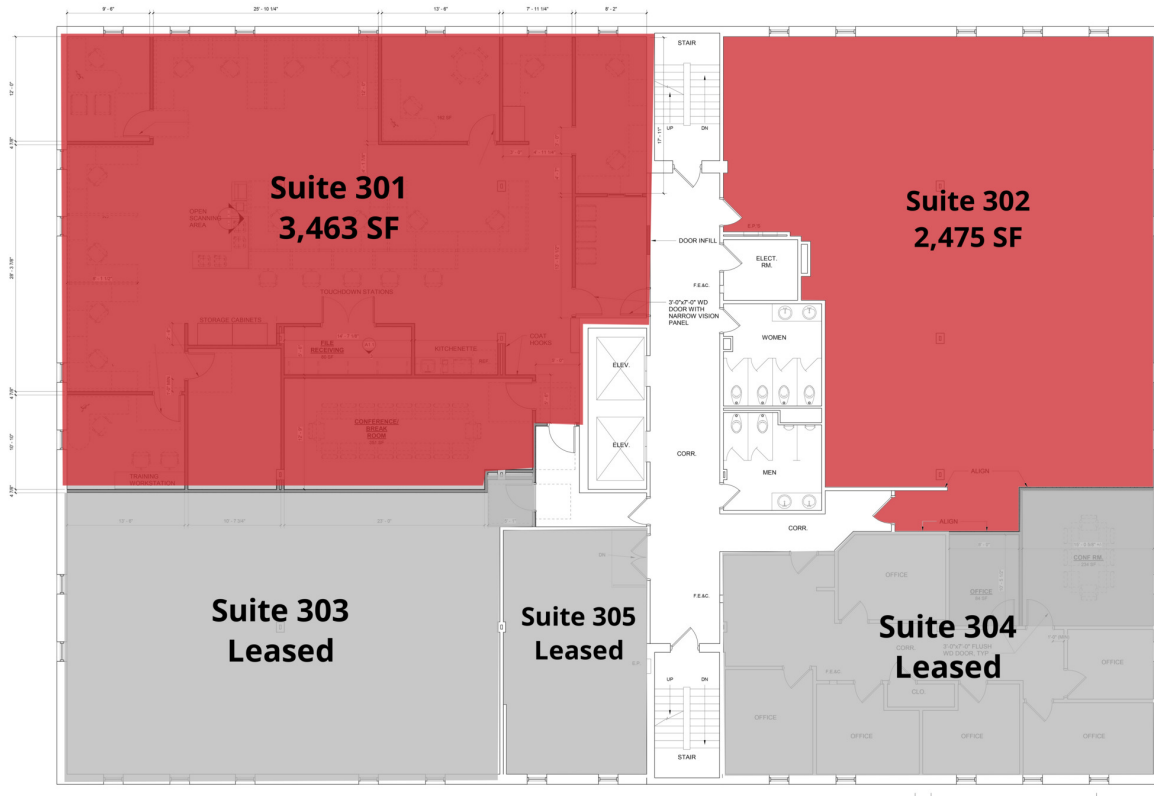
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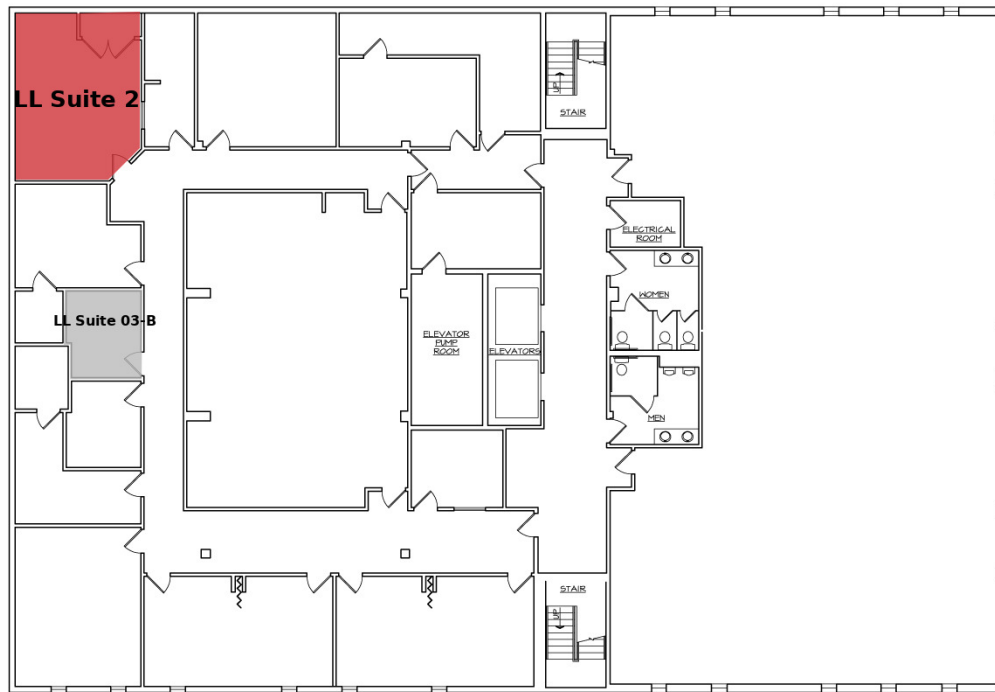


Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total 3rd Floor Space:	2,475 - 5,938 SF	Lease Rate:	\$16.50 SF/yr

Available Spaces

Suite	Size	Type	Rate	Description
■ Suite 301	3,463 - 5,938 SF	Gross	\$16.50 SF/yr	Well-maintained office space with multiple private offices, large area for workstations, and conference/training room. Can be leased with other available suites on third floor for up to 5,938 SF.
■ Suite 302	2,475 SF	Gross	\$16.50 SF/yr	Suite recently refinished as large open room. New flooring, ceiling tiles, and lighting. Ready for your custom buildout.



1 BASEMENT PLAN
AI SCALE: 1/8" = 1'-0"

Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Lower Level Space:	380 SF	Lease Rate:	See chart below

Available Spaces

Suite	Size	Type	Rate	Description
■ LL Suite 2	380 SF	Full Service	\$800 per month	Single office in good condition. Can be leased as a standalone office or paired with a larger suite as storage/private room.



First Floor Lobby & Elevators



Common Area Conference Room



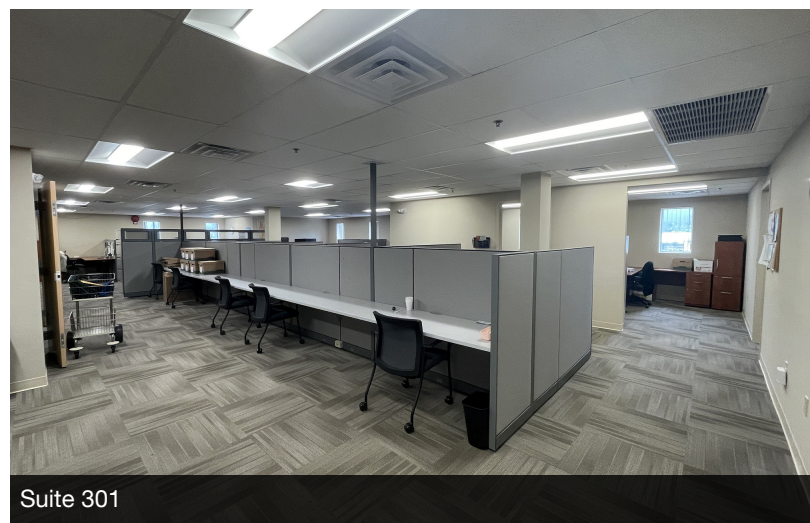
Suite 301 Training/Conference Room



Suite 301



Third Floor Suite



Suite 301

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Demographics	1 Mile	5 Miles	10 Miles
Total Households	4,679	84,947	182,832
Total Population	12,190	225,398	477,669
Average HH Income	\$74,386	\$89,393	\$104,548

Location Advantages

- Located 5 minutes from the Lehigh Exit off I-78/Route 309 with plenty of restaurants, retail and other amenities in the immediate area.
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.

About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building maintenance services.

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