

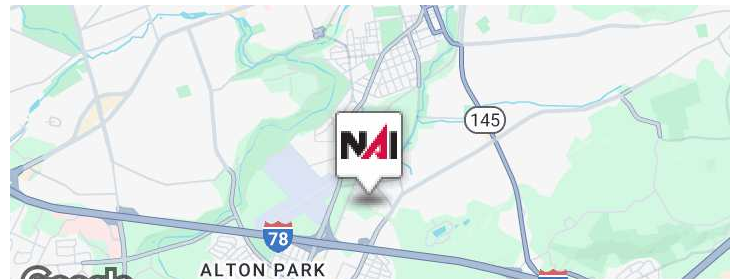
Downyflake Business Center

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



Offering Summary

| | |
|----------------------|-----------------------|
| Lease Rate: | \$16.50 SF/yr (Gross) |
| Available SF: | 1,320 - 8,212 SF |

For More Information

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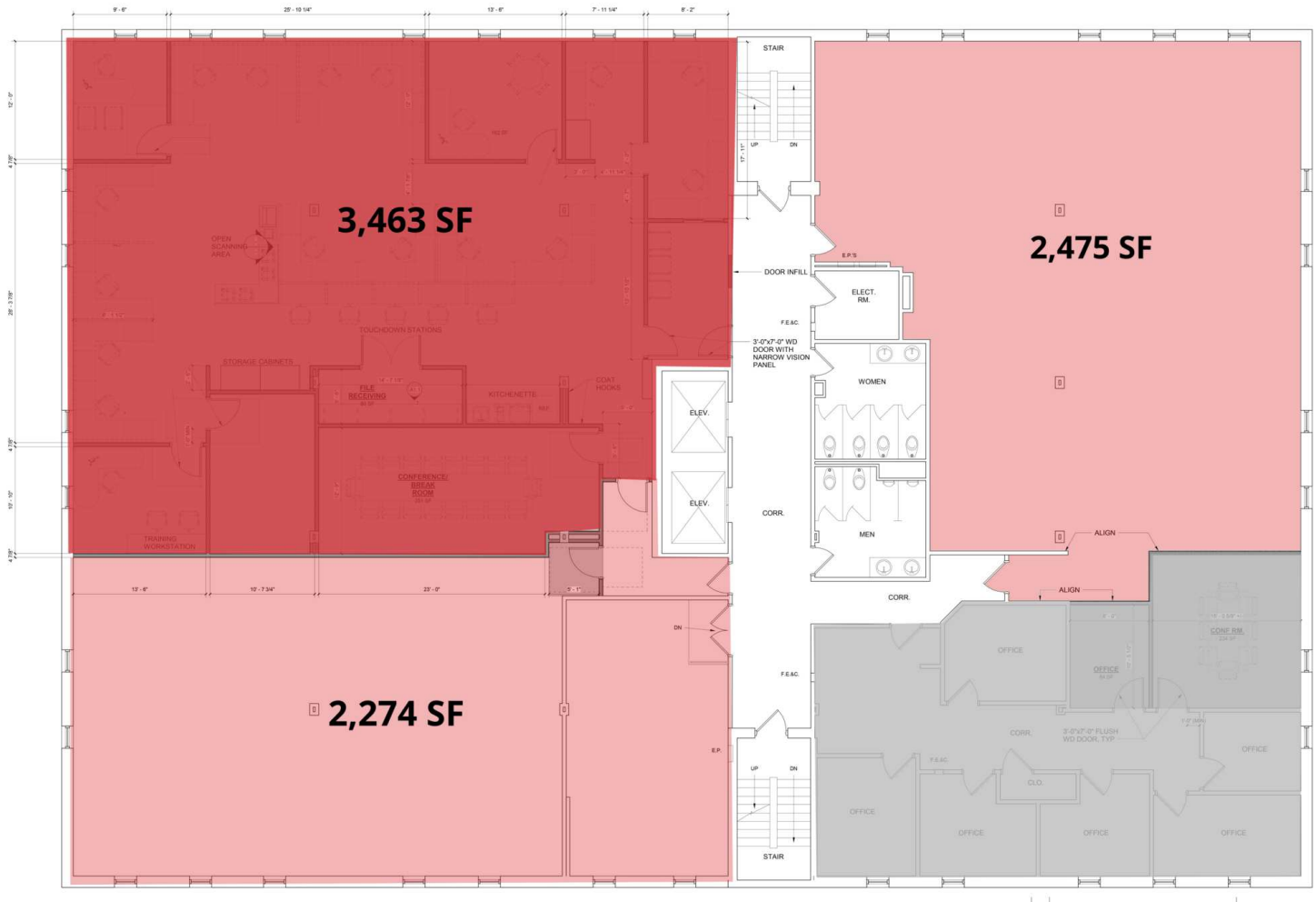
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Available Second Floor Suites

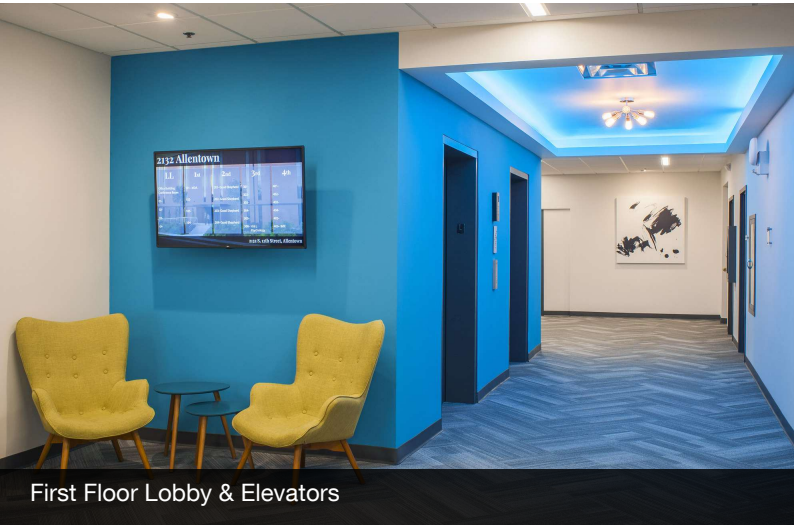
Suite Size Type Rate Description

| | | | | |
|-----------|----------|-------|---------------|---|
| Suite 204 | 1,320 SF | Gross | \$16.50 SF/yr | Suite is well-maintained and features 1 private office and large room for cubicle workspaces. |
|-----------|----------|-------|---------------|---|



Available Third Floor Suites

| Suite | Size | Type | Rate | Description |
|--------------------|------------------|-------|---------------|---|
| Third Floor Suites | 2,274 - 8,212 SF | Gross | \$16.50 SF/yr | Multiple suites available for lease. Third floor suites are either well-maintained offices or shell space and ready for your custom buildout. |



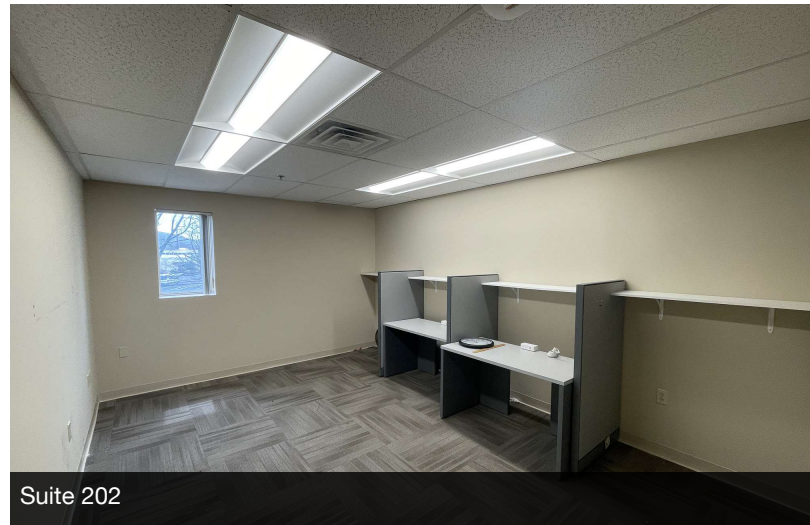
First Floor Lobby & Elevators



Common Area Conference Room



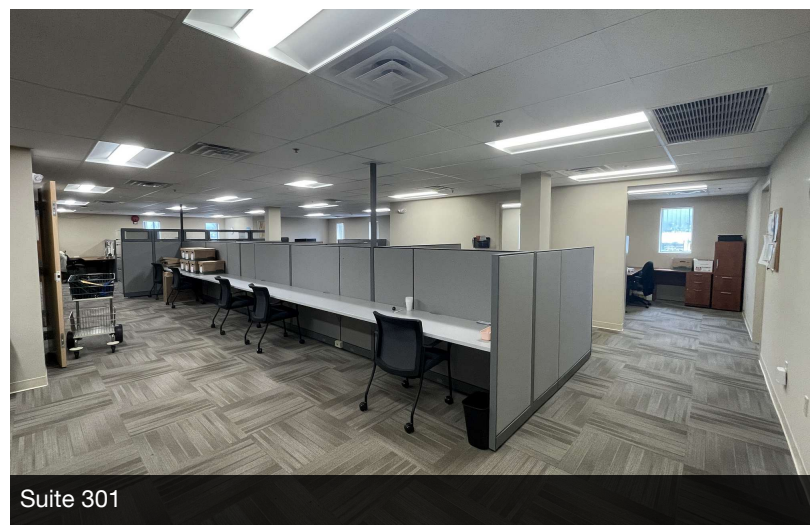
Suite 202



Suite 202



Third Floor Suites



Suite 301



| 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 largest, locally owned, full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, property management, building services, and project management.

For More Information

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