



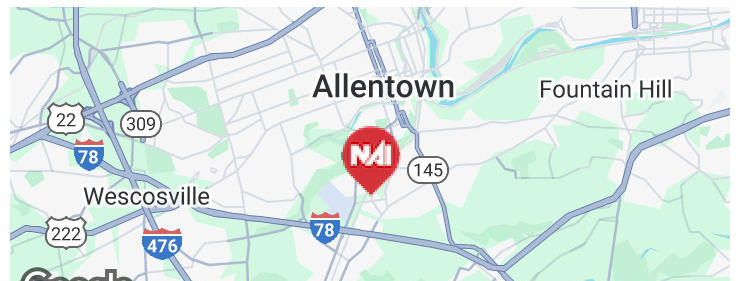
Downyflake Business Center

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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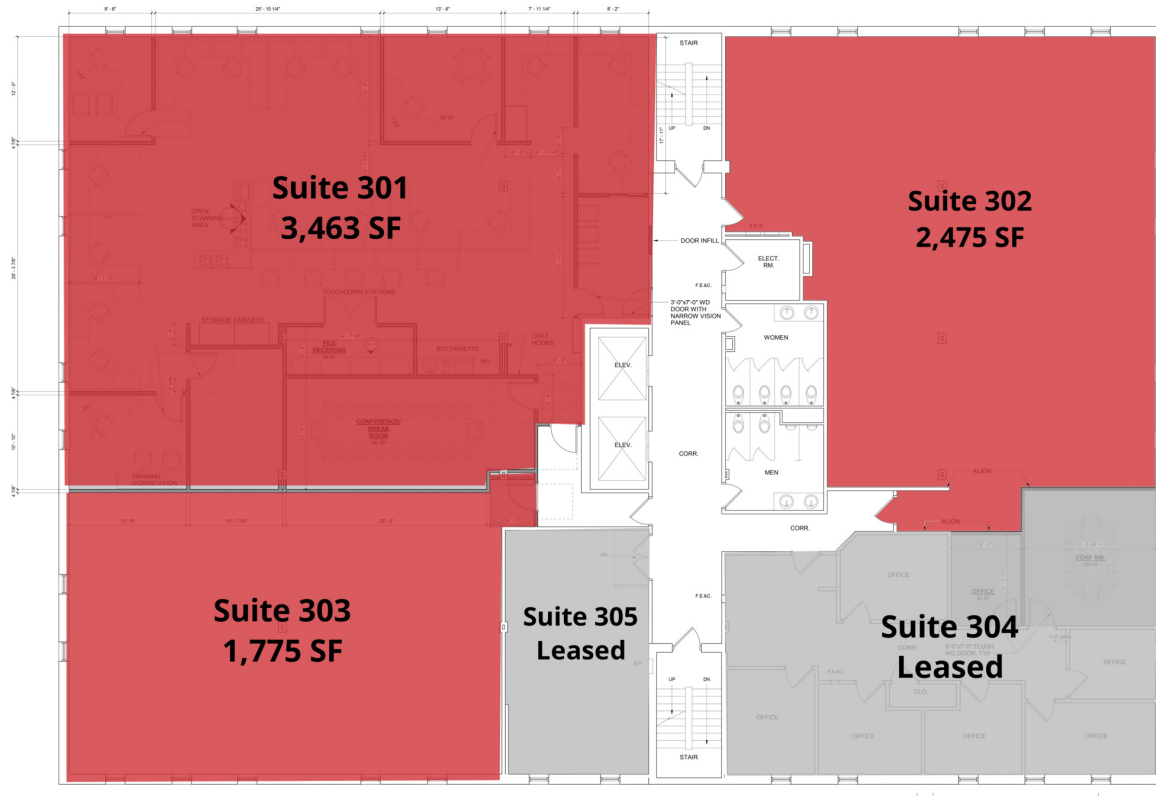
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Lease Information

| | | | |
|-------------------------------|------------------|--------------------|---------------|
| Lease Type: | Gross | Lease Term: | Negotiable |
| Total 3rd Floor Space: | 1,775 - 7,713 SF | Lease Rate: | \$16.50 SF/yr |

Available Spaces

| Suite | Size | Type | Rate | Description |
|-------------|------------------|-------|---------------|---|
| ■ Suite 301 | 3,463 - 7,713 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 7,713 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. |
| ■ Suite 303 | 1,775 SF | Gross | \$16.50 SF/yr | Third floor suite recently refinished as large open room. New flooring, ceiling tiles, and lighting. Ready for your custom buildout. |



Lease Information

| | | | |
|---------------------------------|--------------|--------------------|-----------------|
| Lease Type: | Full Service | Lease Term: | Negotiable |
| Total Lower Level Space: | 130 - 510 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. |
| ■ LL Suite 8 | 130 SF | Full Service | \$400 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



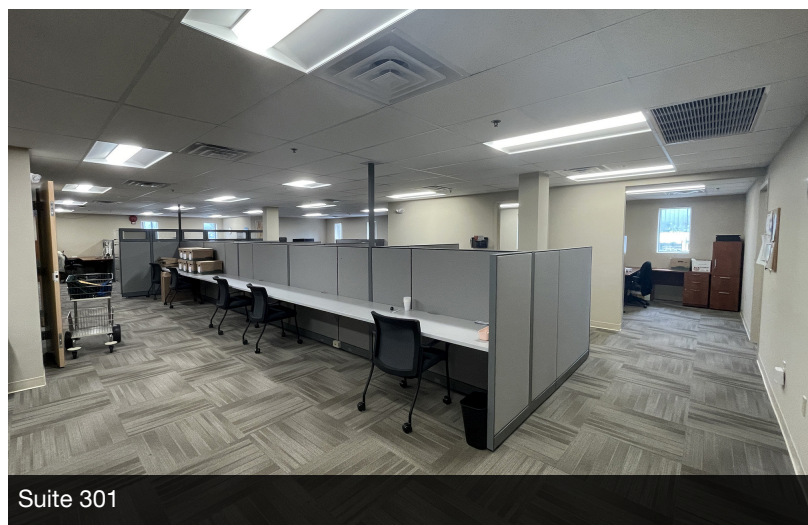
Suite 301 Training/Conference Room



Suite 301



Third Floor Suite



Suite 301



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 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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