



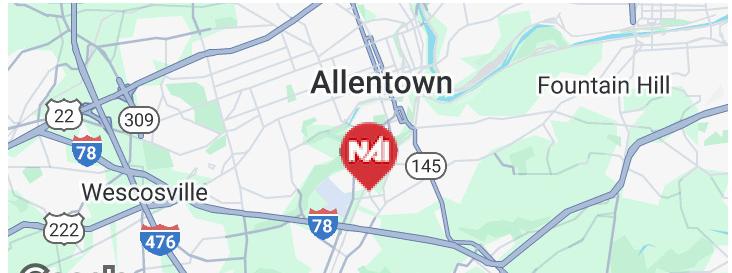
Downyflake Business Center

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

Sarah Finney Miller

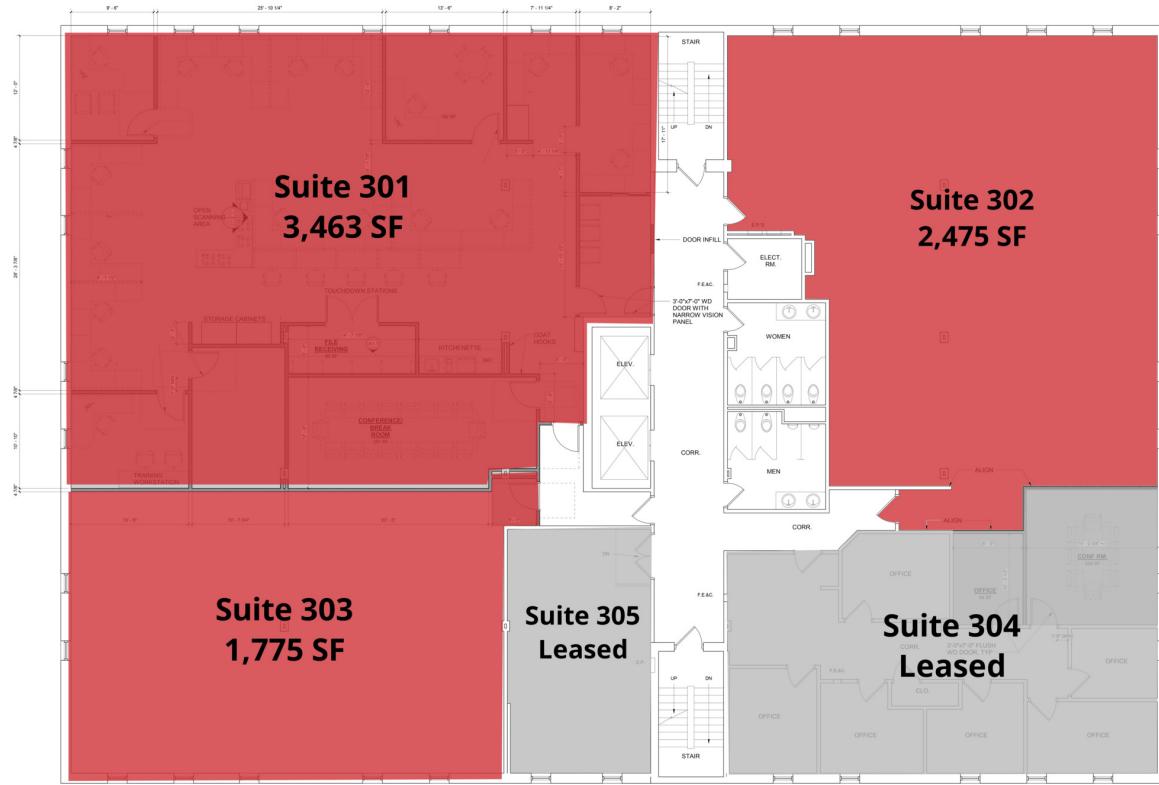
O: 610 871 1719
sfinney@naisummit.com

Michael Adams, SIOR

O: 610 871 1701
madams@naisummit.com

Collin Holben

O: 610 871 1691
cholben@naisummit.com



Lease Information

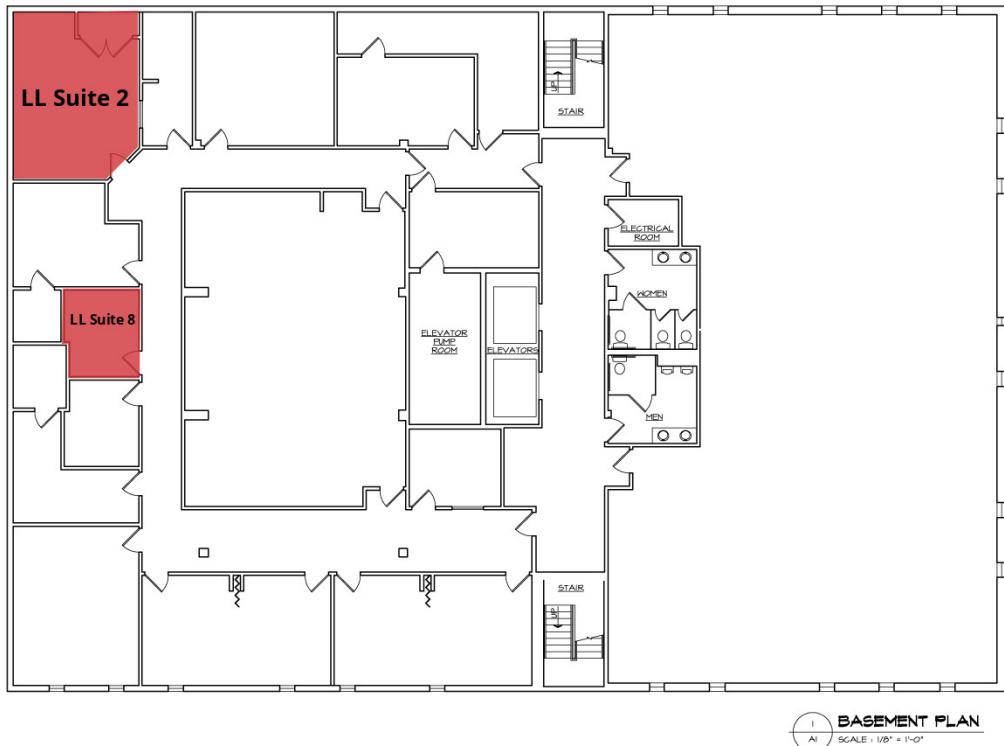
Lease Type:	Gross	Lease Term:	Negotiable
Total 3rd Floor Space:	1,775 - 7,713 SF	Lease Rate:	\$16.50 SF/yr

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.

The information contained herein has been obtained from sources believed to be reliable; however, NAI Summit makes no representations, warranties, or guarantees, express or implied, as to the accuracy or completeness of this information. All information is subject to errors, omissions, changes in price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice. Any reliance on this information is at your own risk, and you are advised to conduct your own independent review and due diligence. NAI Summit and its logo are service marks of Summit Management and Realty Company d/b/a NAI Summit. All other service marks, trademarks, logos, and images are the property of their respective owners and are used herein for informational purposes only. Unauthorized use of images or materials without written permission is strictly prohibited. All rights reserved.

1620 Pond Road, Suite 150
Allentown, PA 18104
610 264 0200 tel
naisummit.com



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.



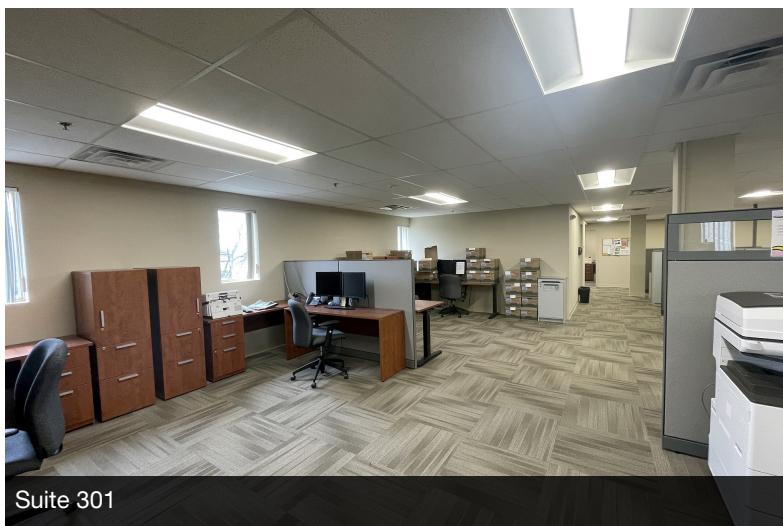
First Floor Lobby & Elevators



Common Area Conference Room



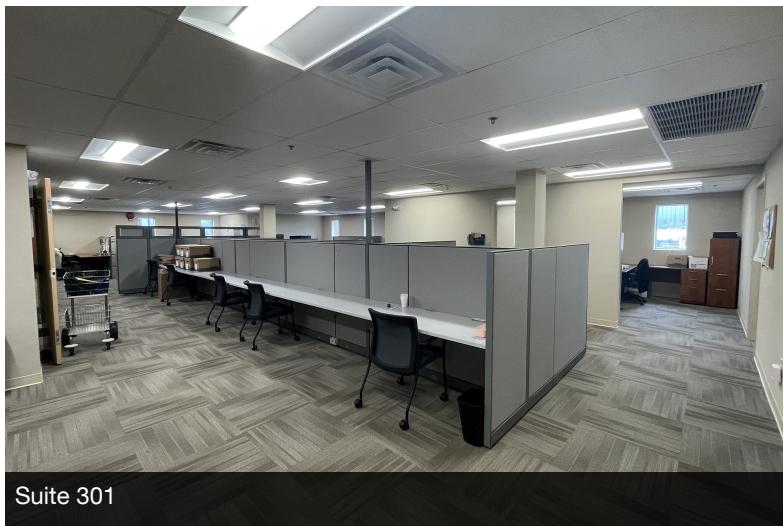
Suite 301 Training/Conference Room



Suite 301



Third Floor Suite



Suite 301

The information contained herein has been obtained from sources believed to be reliable; however, NAI Summit makes no representations, warranties, or guarantees, express or implied, as to the accuracy or completeness of this information. All information is subject to errors, omissions, changes in price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice. Any reliance on this information is at your own risk, and you are advised to conduct your own independent review and due diligence. NAI Summit and its logo are service marks of Summit Management and Realty Company d/b/a NAI Summit. All other service marks, trademarks, logos, and images are the property of their respective owners and are used herein for informational purposes only. Unauthorized use of images or materials without written permission is strictly prohibited. All rights reserved.

1620 Pond Road, Suite 150
Allentown, PA 18104
610 264 0200 tel
naisummit.com



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.

Michael Adams, SIOR
Senior Vice President / Broker of Record
O: 610 871 1701
madams@naisummit.com

Sarah Finney Miller
Senior Vice President
O: 610 871 1719
sfinney@naisummit.com

Collin Holben
Associate
O: 610 871 1691
cholben@naisummit.com