

For Lease 881 Marcon Blvd Flex Space



881 Marcon Blvd

Allentown, Pennsylvania 18109

Property Overview

- Flex and office suites available in Lehigh Valley Executive Campus
- Potential ability to add 2 dock doors and 1 on grade drive-in door
- Exterior private entrance with plenty of parking for staff and/or clients
- Centrally located in the Lehigh Valley with easy access via Route 22
- Also accessible via LANTA bus routes 215 & 324

Spaces	Size	Type	
Suite 250	4,000 - 15,090 SF	Flex	
Suite 3900	2,500 SF	Office	

Offering Summary

Lease Rate:	Negotiable
Building Size:	30,663 SF
Available SF:	2,500 - 15,090 SF
Lot Size:	3.36 Acres

For More Information

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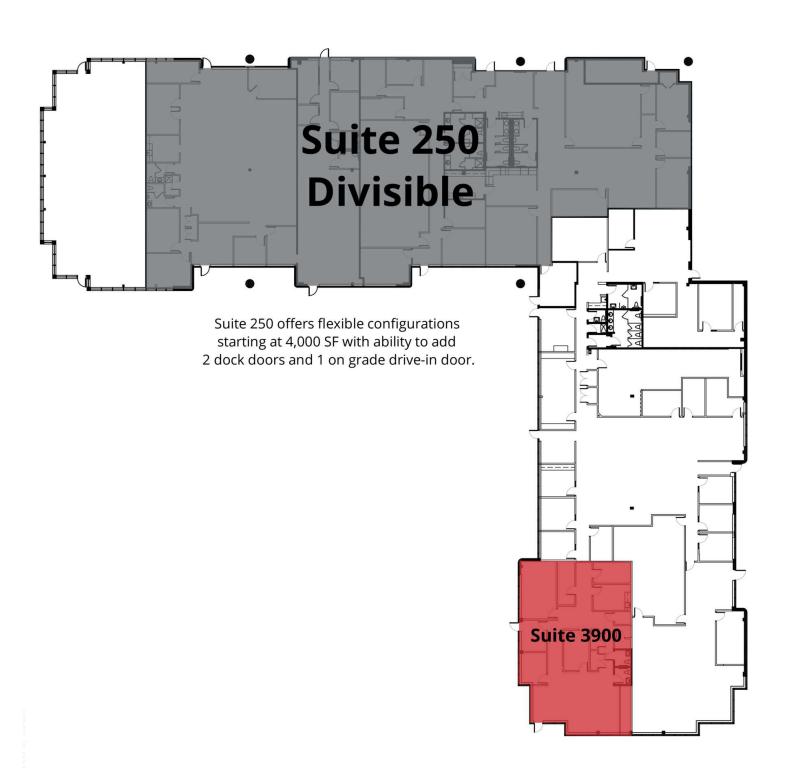
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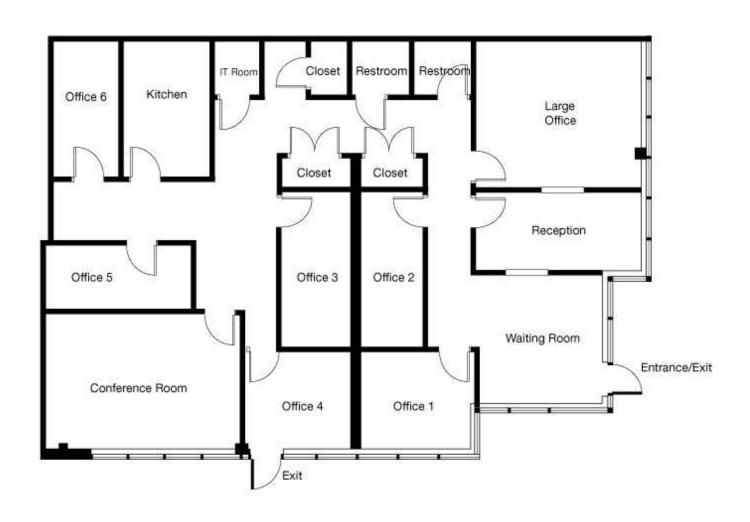


For Lease 881 Marcon Blvd Floor Plans





For Lease 881 Marcon Blvd Available Space Details



Suite 3900 Floor Plan

Available Spaces

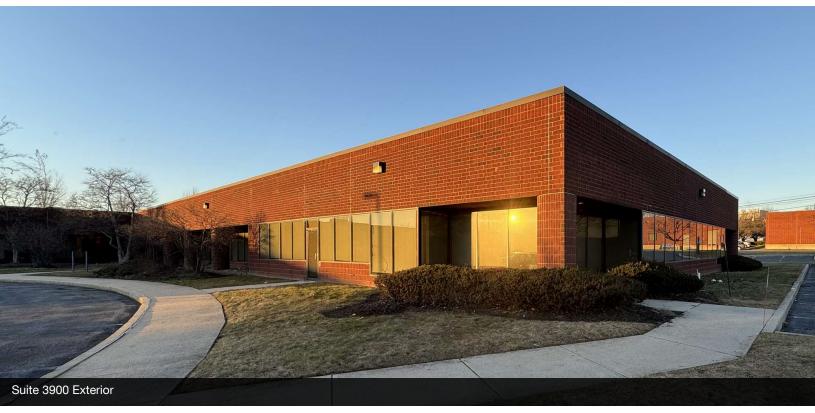
Suite Size (SF) Lease Type Lease Rate Description

Suite 250	4,000 - 15,090 SF	NNN	Negotiable	The suite features warehouse space with office build-out available as required, clear ceiling heights of 14–16 feet, and fully conditioned throughout. The space can be divided into options ranging from 4,000 SF to 11,090 SF. Two Dock doors and One on grade drive-in door can be added to suit tenant requirements.
Suite 3900	2,500 SF	NNN	Negotiable	2,500 +/- SF office suite available with private entrance, six (6) offices plus a large executive office, conference room, waiting area and reception work area.



For Lease 881 Marcon Blvd Exterior Photos



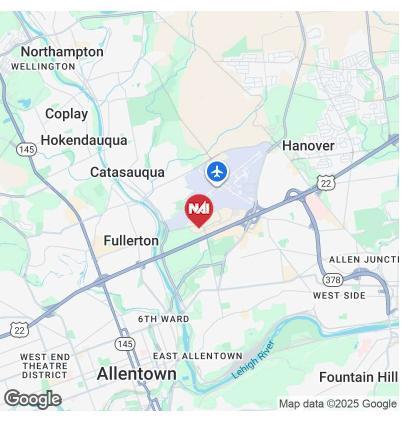


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For Lease 881 Marcon Blvd Location



	Time	Miles
LV International Airport	5 min	1.8 miles
Route 22	5 min	2 miles
I-476	14 min	10 miles
I-78	15 min	12 miles
I-276	48 min	48 miles

Location Advantages

- Many nearby amenities, including retail stores, hotels, and restaurants
- Lehigh Valley is a two-county region in eastern
 Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of onethird of the U.S. population.

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, comprehensive property management and building maintenance services.

For More Information

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