



CLASS A OFFICE SPACE | 34,391 SF AVAILABLE | HIGHLY FLEXIBLE FLOOR PLATES

Iron Run Corporate Center

7350 TILGHMAN STREET
ALLENTOWN, PA

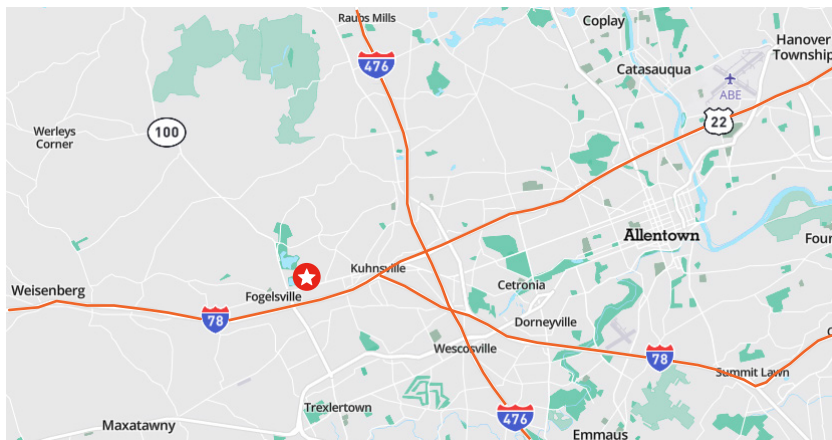


Class A Office Available For Lease

7350 Tilghman Street is strategically located in the ever rapidly evolving Lehigh Valley and is situated at the intersection of I-78/US 22 and Pennsylvania Route 100, within minutes of the Lehigh Valley exit of the Northeast Extension of the Pennsylvania Turnpike, 10 minutes from Allentown, 90 minutes from Philadelphia and two hours from New York City.

The building is a two-story class A office building surrounded by hotels, eateries, and other amenities. Complimented with highly flexible floor plates, the space is maximized by open floor plans. With on-site property management, recently upgraded common areas, and well-capitalized and responsible ownership, 7350 Tilghman is the ideal building for your company to call its next home.

- Two story class A office building totaling 112,731 sf
- Recent common area upgrades including lobby and elevator areas
- 9' clear ceiling heights
- Ample parking (7.00/1,000 sf)
- Easy accessibility to major roadways and amenities
- On-site property management
- Minimal interior columns offering expansive and open floor plans
- Well-capitalized and responsible ownership



Area Highlights



Amenity-rich location



Unparalleled major route and highway access



Only 15 minutes from Lehigh Valley International Airport



Bucolic campus setting



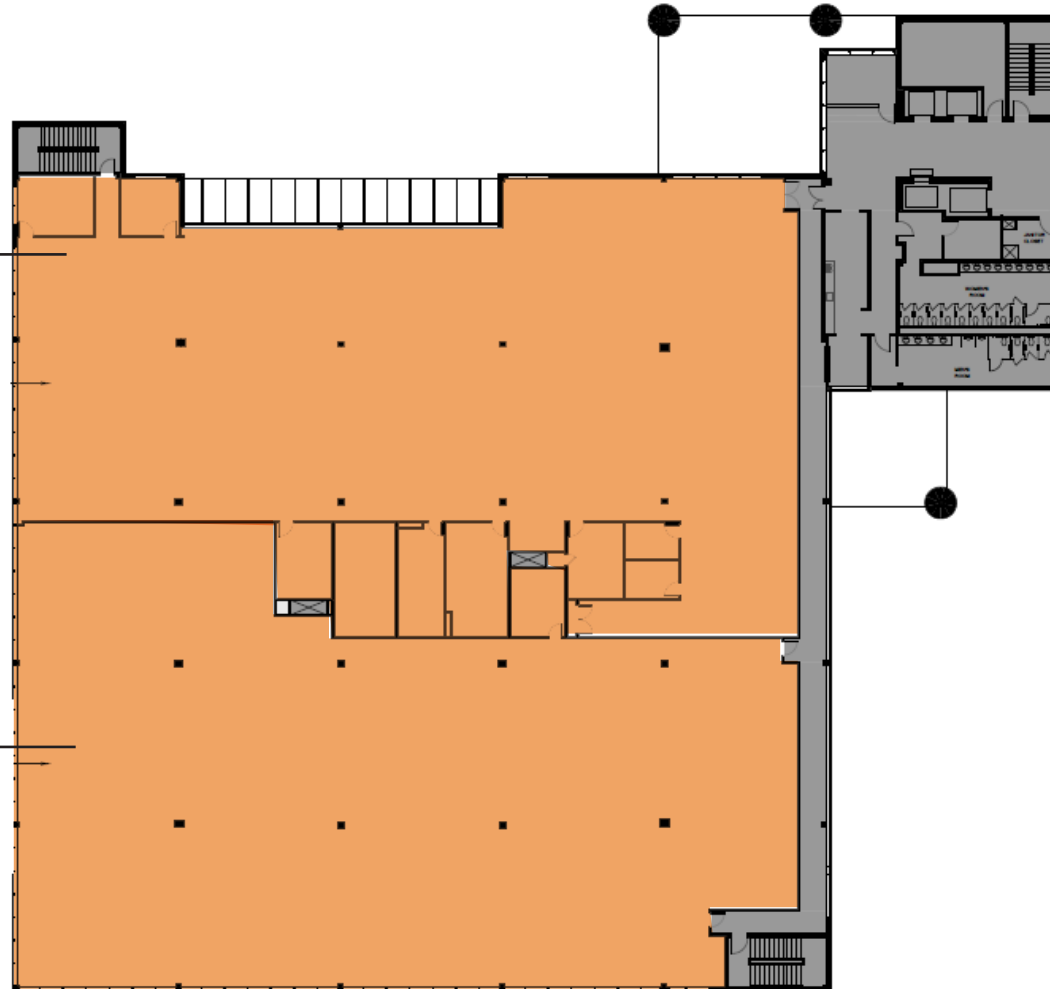
Strong area demographics

**7350 TILGHMAN STREET, ALLENTOWN, PA
SECOND FLOOR**

- Suite 200 - 17,739 sf
- Suite 202 - 16,652 sf

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Leasing Information

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