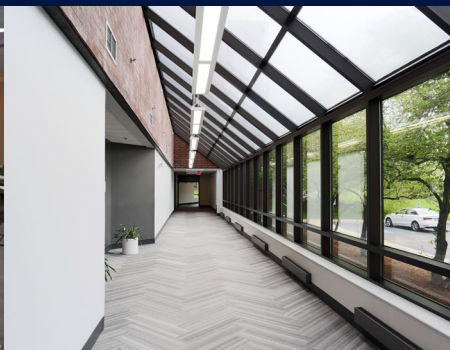




CLASS A OFFICE SPACE | 34,066 SF AVAILABLE | REDESIGNED AND RENOVATED COMMON

Iron Run Corporate Center

7450 TILGHMAN STREET
ALLENTOWN, PA

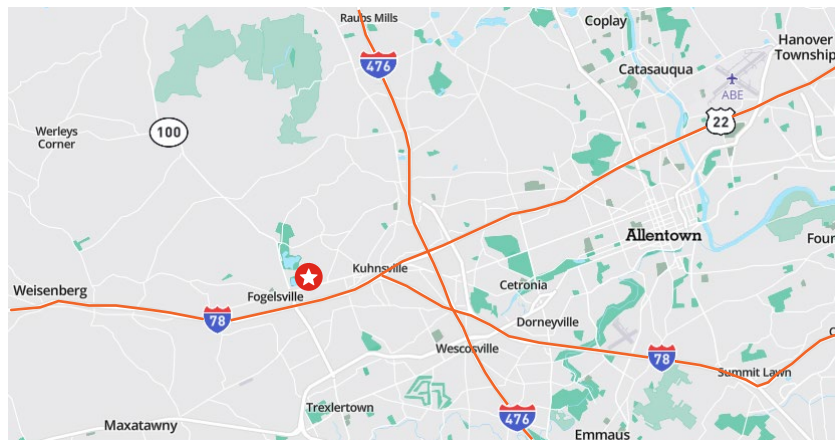


Class A Office Available For Lease

7450 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 single-story class A office building surrounded by hotels, eateries, and other amenities. Complimented with minimal interior columns, the space is maximized by open floor plans. With on-site property management, a full-service cafeteria, and well-capitalized and responsible ownership, 7450 Tilghman is the ideal building for your company to call its next home.

- Single story class A office building totaling 100,521 sf
- On-site, full service cafeteria and shared conference facilities
- 16' clear ceiling heights offering the opportunity for 12' finished height
- Ample parking (7.00/1,000 sf)
- Easy accessibility to major roadways and amenities
- On-site property management
- Fully sprinklered
- 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

**7450 TILGHMAN STREET, ALLENTOWN, PA
FIRST FLOOR**



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