



EXCEPTIONAL AMENITIES

OUTSTANDING I-78 ACCESS

HIGHLY FLEXIBLE FLOOR PLATES

Iron Run Corporate Center

7350 TILGHMAN STREET
ALLENTOWN, PA



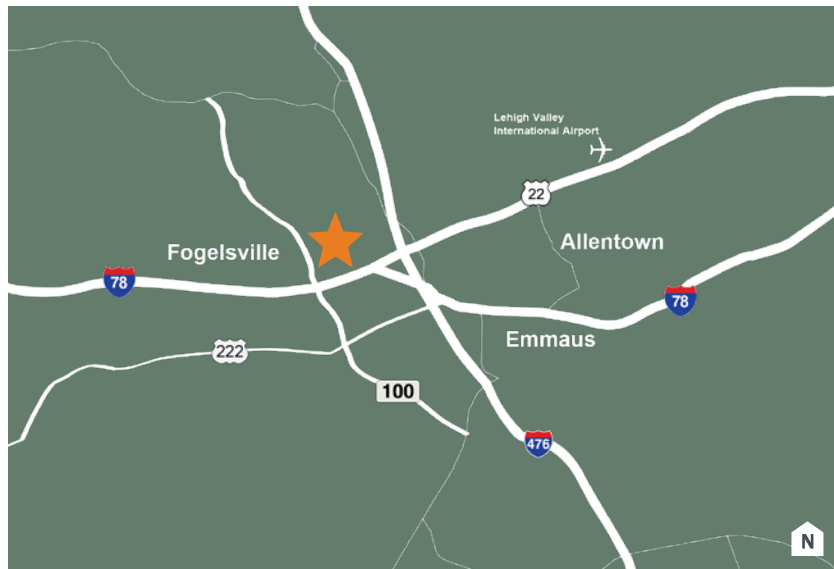
Energy Star Awarded Prestigious Office Building

Iron Run Corporate Center is strategically situated at the interchange of I-78/US 22 and PA 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.

With over four million square feet of superior quality office, flex and distribution facilities, Iron Run is the location of choice for prestigious local, national and international firms.

The Lehigh Valley is widely recognized for its dependable, skilled work force, healthy economic climate and enviable quality of life. The area surrounding Iron Run offers an unsurpassed choice of residential, cultural, educational and recreational facilities, all within a short drive.

This building was awarded an Energy Star label in 2014 for its operating efficiency.



Key Features



Full service cafeteria



On-site property management



Over 7,100 parking



9' ceiling heights



High speed connectivity

EXCEPTIONAL AMENITIES & ACCESS



Travel Times



PA Turnpike
UNDER 5
MINUTES



Philadelphia Airport
60 MINUTES



Newark Liberty
Airport
90 MINUTES



Harrisburg
90 MINUTES



New York City
2 HOURS

SPECIFICATIONS

AVAILABLE SPACE	13,386 SF-First Floor 17,010 SF-Second Floor	HVAC	Electric rooftop units & building automated system
YEAR BUILT	1987	TELECOM	Verizon, Level 3, and RCN
SIZE	65,000 SF	FLOORS	Three
PARKING RATIO	Over 7/1,000		

Amenities

- Newly renovated full service cafeteria
- On-site property management
- Conference and training center
- Newly renovated lobbies and restrooms

Features

- Individual exterior entrance available
- High speed connectivity
- 9' ceiling heights

Leasing Information



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