



EXCEPTIONAL AMENITIES

OUTSTANDING I-78 ACCESS

HIGHLY FLEXIBLE FLOOR PLATES

# Iron Run Corporate Center

7350 TILGHMAN STREET  
ALLENTOWN, PA



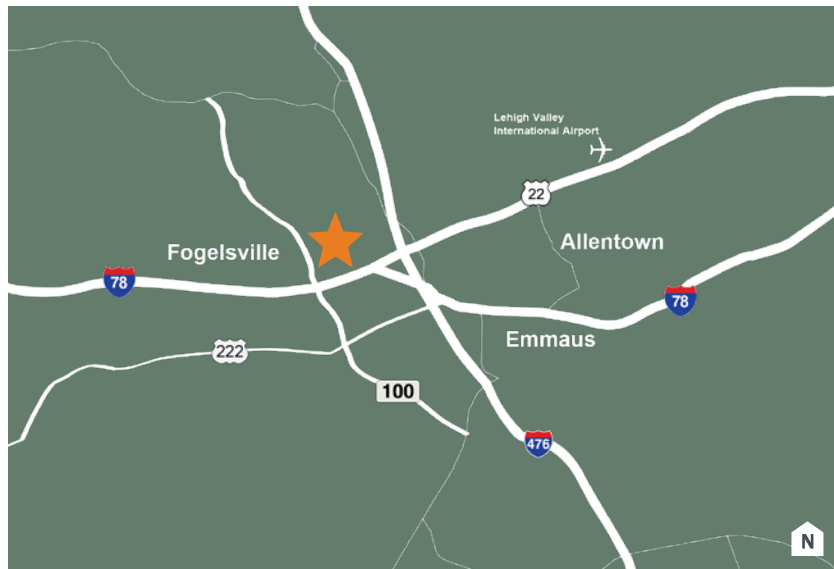
# Energy Star Awarded Prestigious Office Building

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	13,721 SF-First Floor 16,652 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

- 2,000 SF state-of-the-art fitness center
- 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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