



EXCEPTIONAL AMENITIES | OUTSTANDING I-78 ACCESS | MOVE-IN READY SUITES

# Iron Run Corporate Center One Windsor

7535 WINDSOR DRIVE  
ALLENTOWN, PA



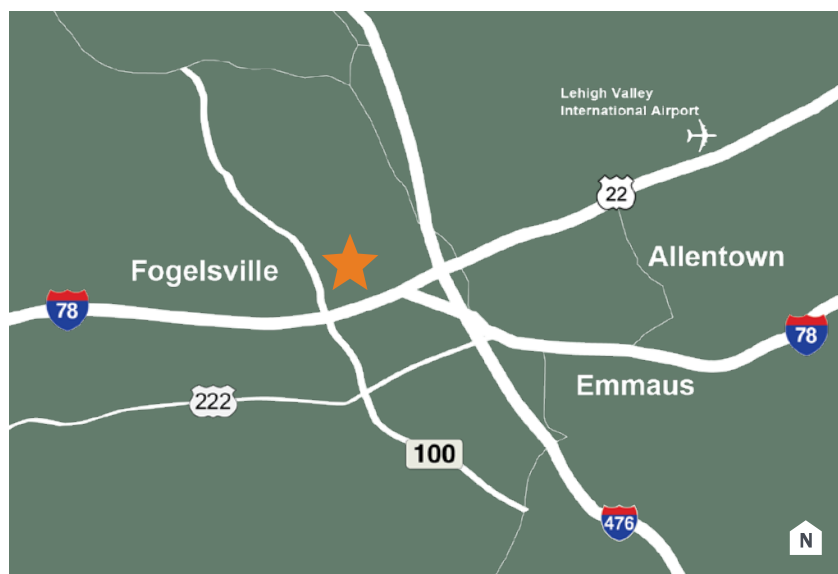
# Energy Star Awarded Prestigious Office Building

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 2012 for its operating efficiency.



## Key Features



Full service cafeteria



On-site property management



Loading dock



Move-in ready suites



High speed



## EXCEPTIONAL AMENITIES & ACCESS



### Travel Times



PA Turnpike  
UNDER 5  
MINUTES



Philadelphia Airport  
60 MINUTES



Harrisburg  
70 MINUTES



Newark Liberty  
Airport  
80 MINUTES



New York City  
100 MINUTES

## SPECIFICATIONS

AVAILABLE SPACE	2,164 SF-Suite 200B 3,580 SF-Suite 301A 7,050 SF-Suite 200 75,686 SF - AVAILABLE 10/1/2019	TELECOM	Verizon, Level 3 Communications, Telcom, & Service Electric
YEAR BUILT	1985	FLOORS	Four
SIZE	132,385 SF	TYPICAL FLOOR PLATE	33,096 SF
PARKING RATIO	4/1,000		
HVAC	Rooftop HVAC, electric & BAS system		

### Amenities

- On-site, full service cafeteria
- On-site property management
- Located near interchange of  
Tilghman Street and Route 100
- Easily accessible to Interstate 78/  
Route 22 and I-476 (Pennsylvania  
Turnpike)

### Features

- Suites are in move-in condition
- High speed connectivity
- Loading dock

## Leasing Information



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