



CLASS A OFFICE SPACE | ±117,750 SF AVAILABLE | REDESIGNED AND RENOVATED COMMON AREAS

One Windsor

7535 WINDSOR DRIVE
ALLENTOWN, PA

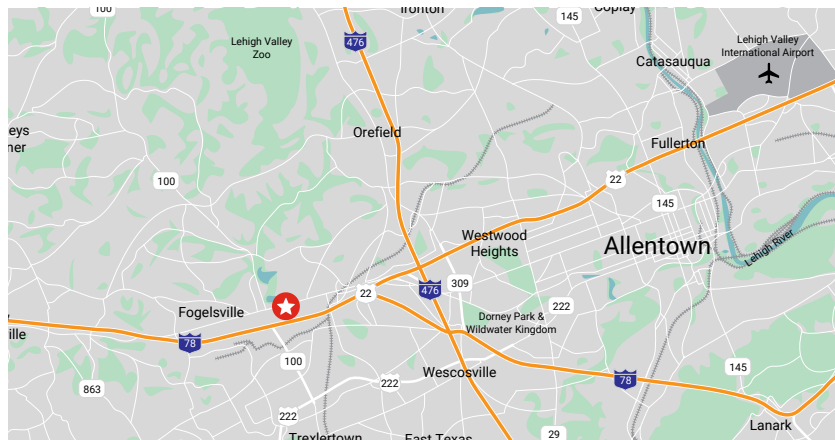


Class A Office Available For Lease

One Windsor 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 prestigious class A office building surrounded by hotels, eateries, and other amenities and additionally earned its Energy Star label for its operating efficiency in 2012. With on-site property management, a full-service cafeteria, and well-capitalized and responsible ownership, 7535 Windsor is the ideal building for your company to call its next home.

- Four floor class A office building totaling 132,285 sf
- On-site, full service cafeteria located on the first floor
- Planned renovations and upgrades to lobby and common areas
- Ample parking (6.20/1,000 sf)
- Easy accessibility to major roadways and amenities
- On-site property management
- Loading dock
- Rooftop HVAC, electric & BAS system
- Well-capitalized and responsible ownership



Area Highlights



Amenity-rich location



Unparalleled major route and highway access



Only 15 minutes from Lehigh Valley International Airport



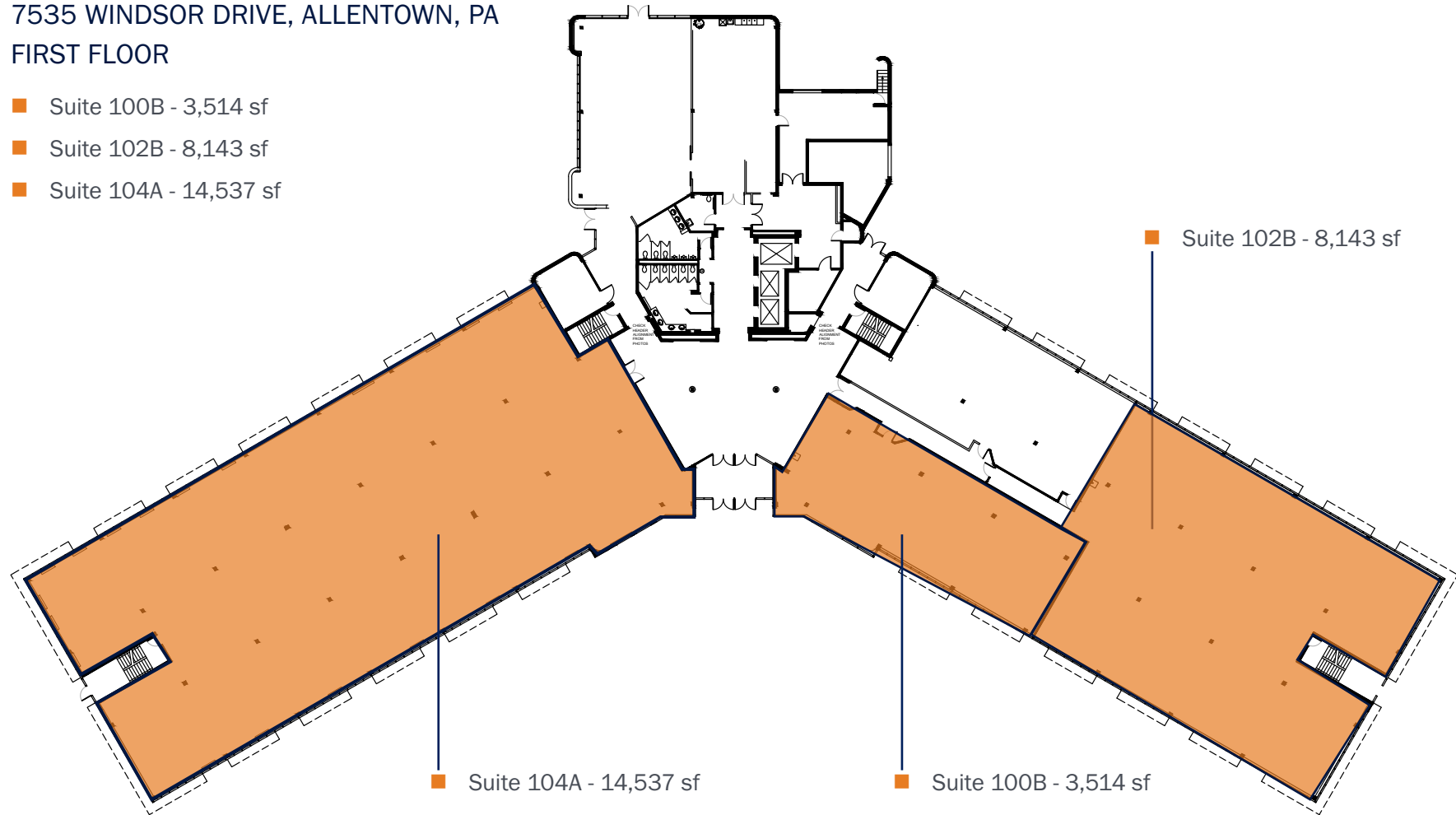
Bucolic campus setting



Strong area demographics

7535 WINDSOR DRIVE, ALLENTOWN, PA
FIRST FLOOR

- Suite 100B - 3,514 sf
- Suite 102B - 8,143 sf
- Suite 104A - 14,537 sf



Leasing Information

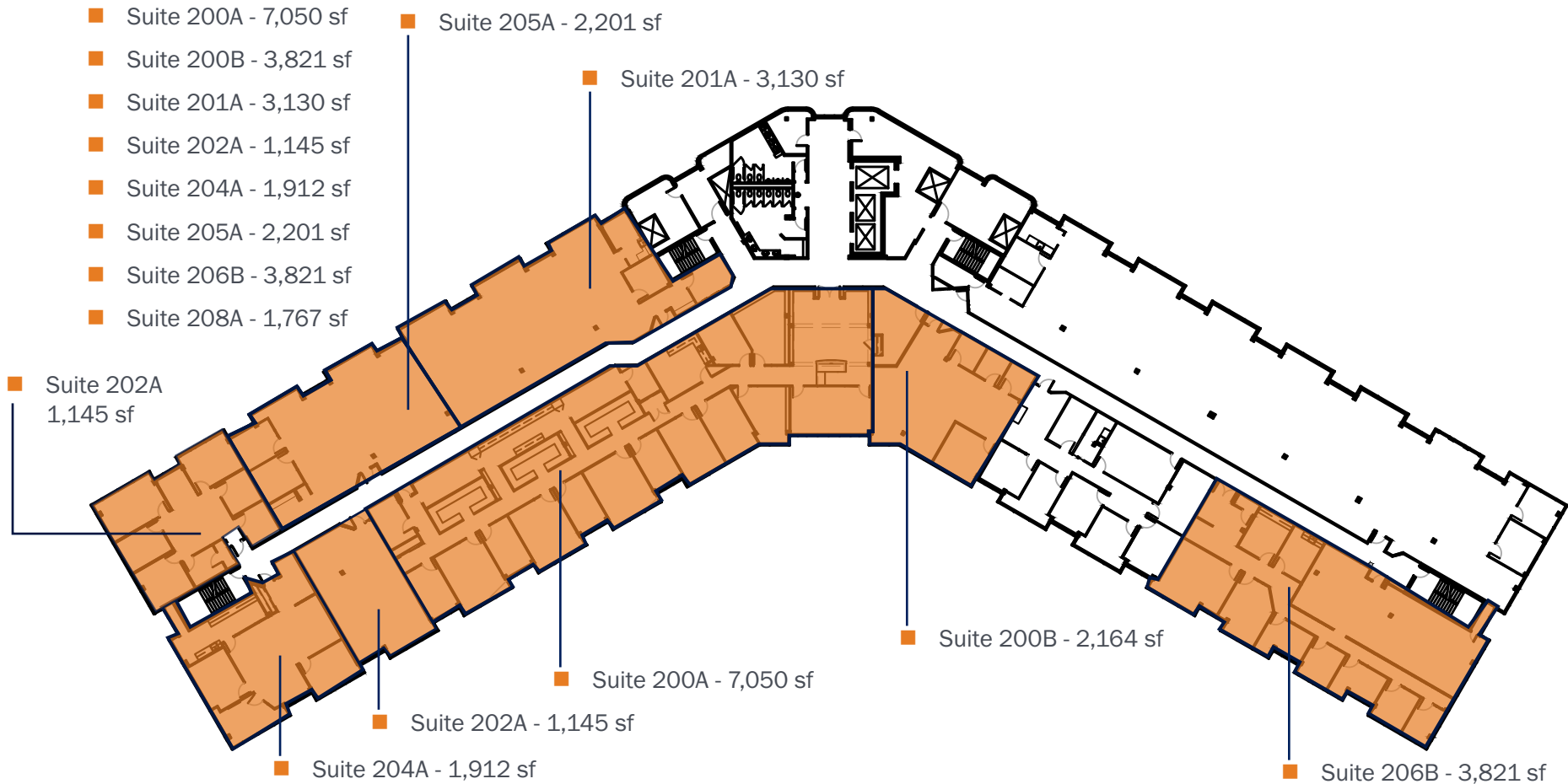
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7535 WINDSOR DRIVE, ALLENTOWN, PA
SECOND FLOOR



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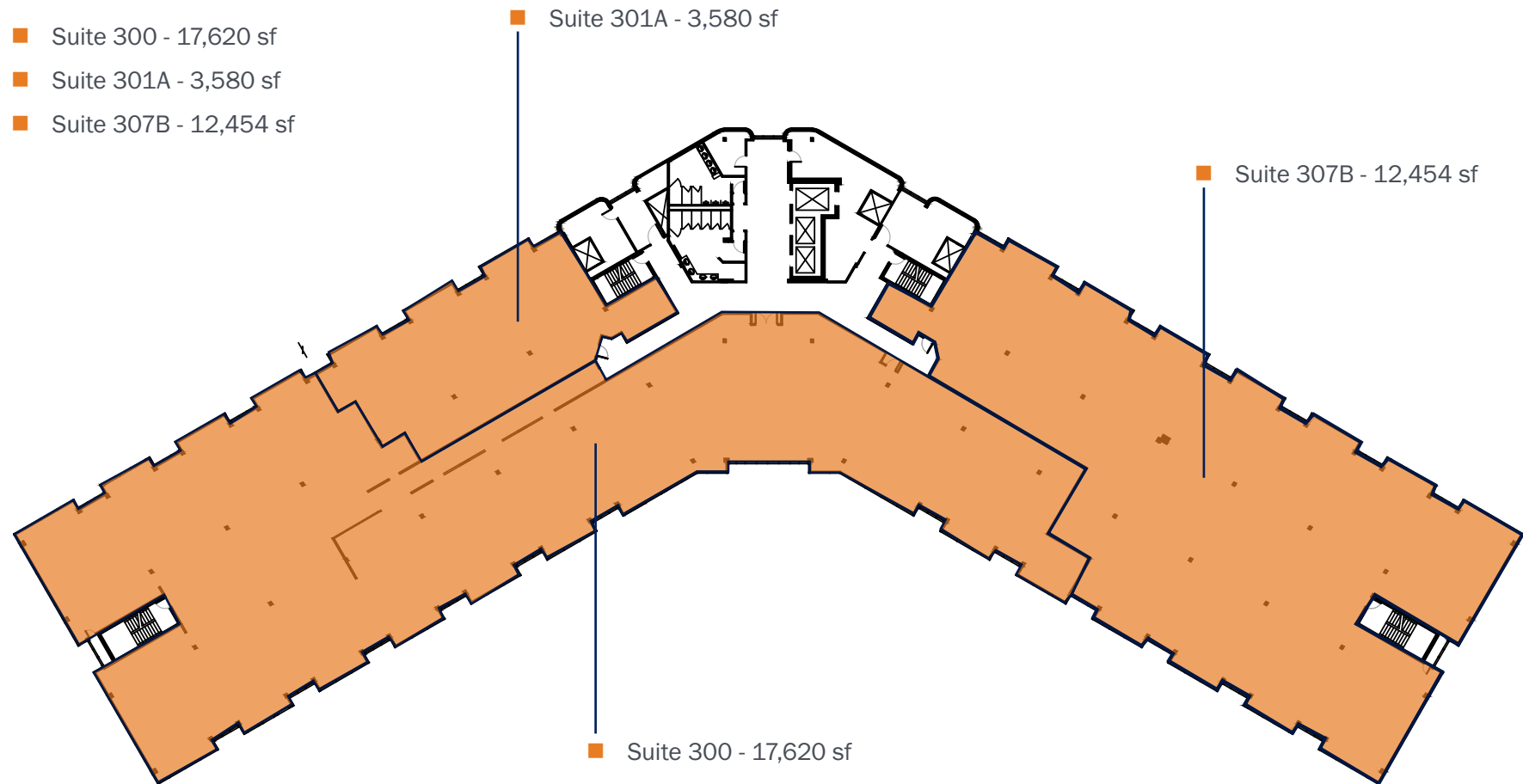
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7535 WINDSOR DRIVE, ALLENTOWN, PA
THIRD FLOOR



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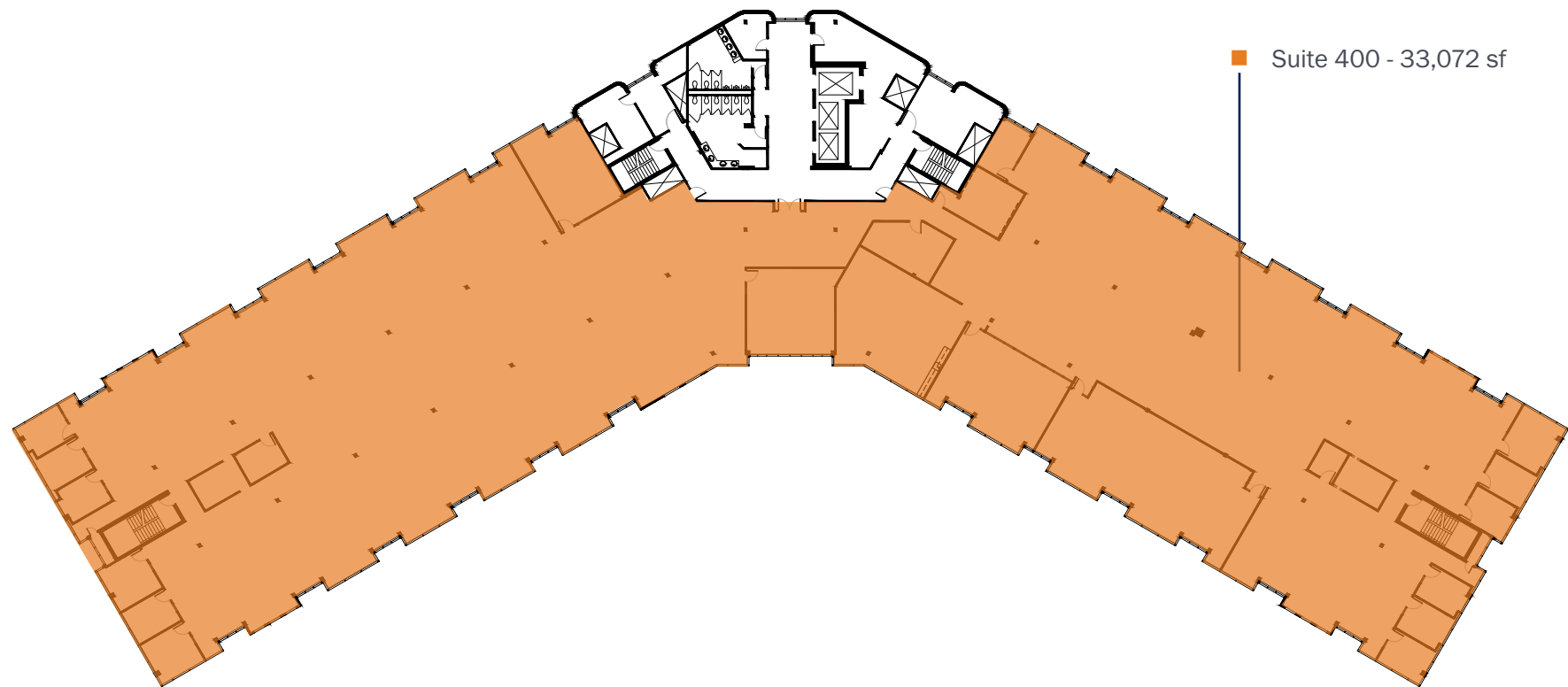
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7535 WINDSOR DRIVE, ALLENTOWN, PA
FOURTH FLOOR

■ Suite 400 - 33,072 sf



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