



## 4444 Innovation Way

Allentown, Lehigh County, PA

### Property Features

- 11,350-40,540 SF office space available within a ±200,000 SF Class A building
- Common area restrooms and conference rooms
- Flexible open office layout, private offices, and conference/training rooms
- Move-in ready and can be delivered mostly furnished
- Portion of office suite has potential for flex conversion and drive-in door
- Three phase electric
- 12' clear ceiling height
- Multiple exterior private entrances with ample parking
- Various nearby corporate neighbors and amenities
- Excellent location with easy access to Route 22, I-78, and the Lehigh Valley International Airport
- **Lease Rates: Call for details**



For more information:

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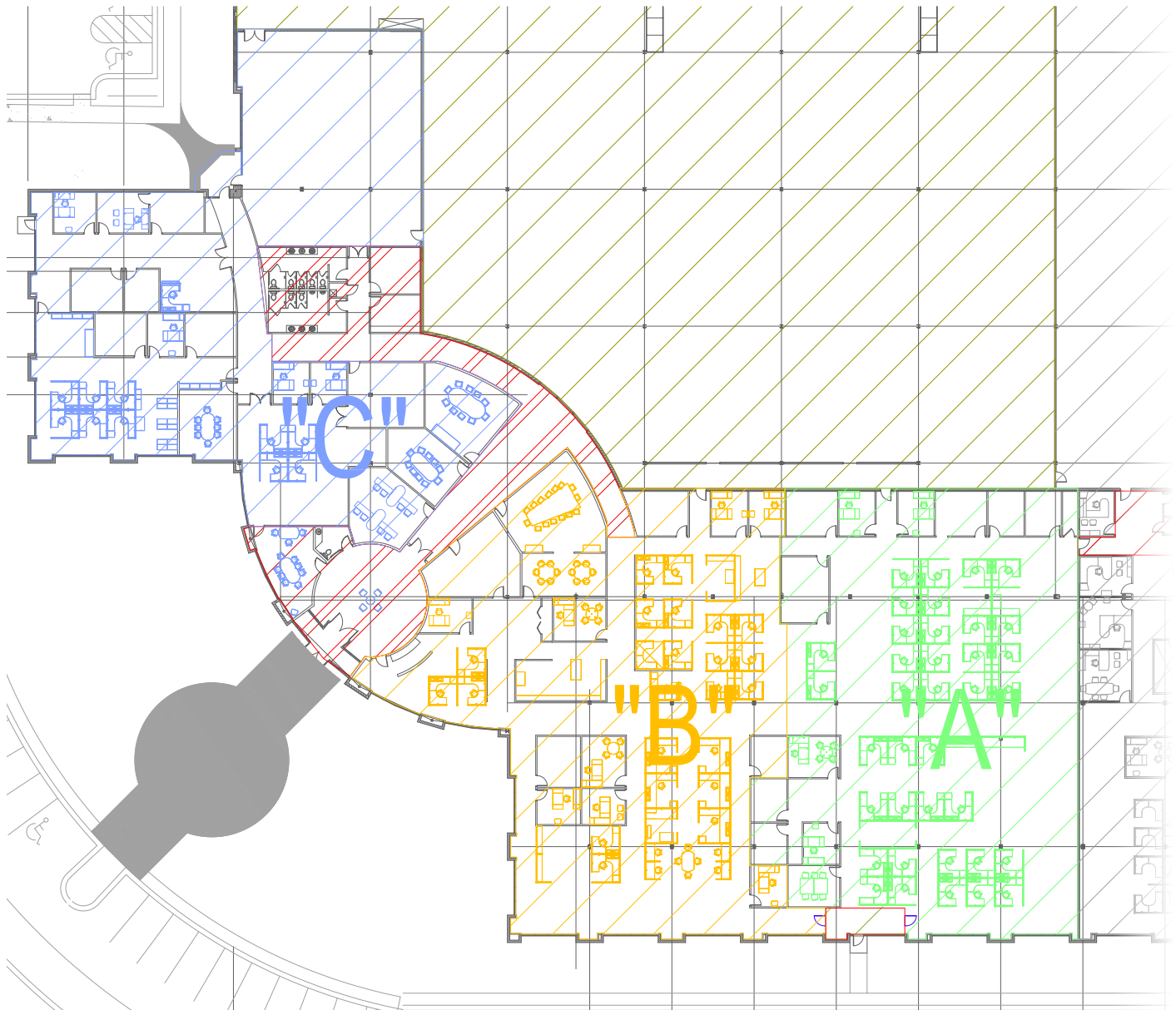
**NAI Summit**

1620 Pond Rd, Suite 150  
Allentown PA 18104

610.264.0200 | [naisummit.com](http://naisummit.com)

# MOSTLY FURNISHED **MINIMUM DIVISIBLE 11,350 SF**

Floor Plan



## LEGEND

- Suite "A" (11,350 SF)
- Suite "B" (11,970 SF)
- Suite "C" (11,790 SF) - *potential for flex conversion*
- Common Areas (5,430 SF)



# AMPLE PARKING **EXCELLENT LOCATION**



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	Miles
Philadelphia	65 miles
New York City	89 miles
Baltimore	152 miles
Washington D.C.	192 miles
Boston	301 miles

### Location Advantages

- Less than 4 miles to Route 22 near the Lehigh Valley International Airport (ABE).
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

### About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

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