



Winchester Corporate Center

3435 Winchester Rd
Allentown, Pennsylvania 18104

Property Highlights

- Less than a mile to Route 22
- Professional Park Setting
- Excellent Area Demographics

Property Overview

Multiple suites are available in this four-story office building. Recent renovations to the lobby and common hallways enhance the professional atmosphere. The property offers ample parking and is surrounded by abundant area amenities, including major retailers, grocery, and restaurants. A major mixed-use development project is currently underway within one mile of this location. Less than a mile to Route 22 provides convenient access to Route 309, I-78, and I-476 (Northeast Extension/PA Turnpike).

Offering Summary

Lease Rate:	\$19.25 SF/yr (MG)
Building Size:	83,095 SF
Available SF:	4,287 - 8,480 SF
Building Class:	Class B

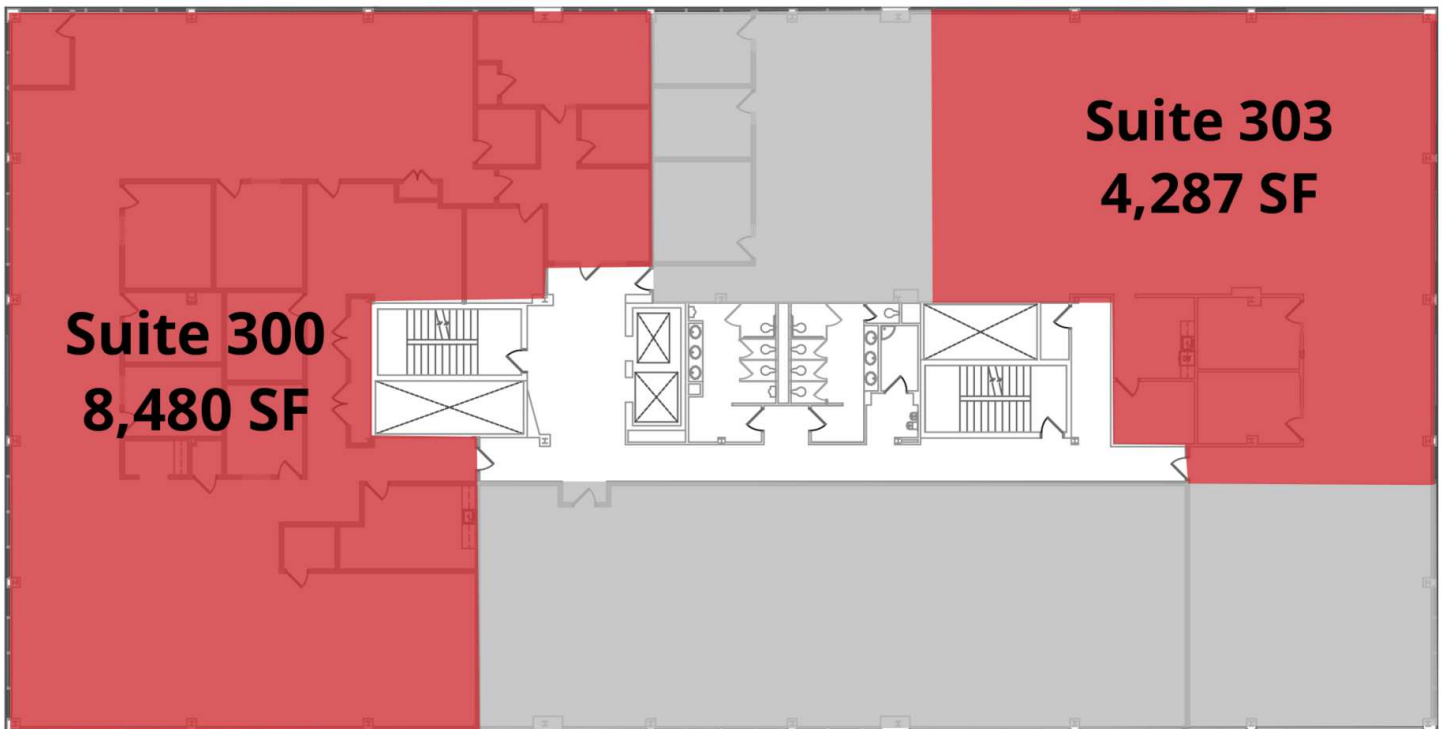
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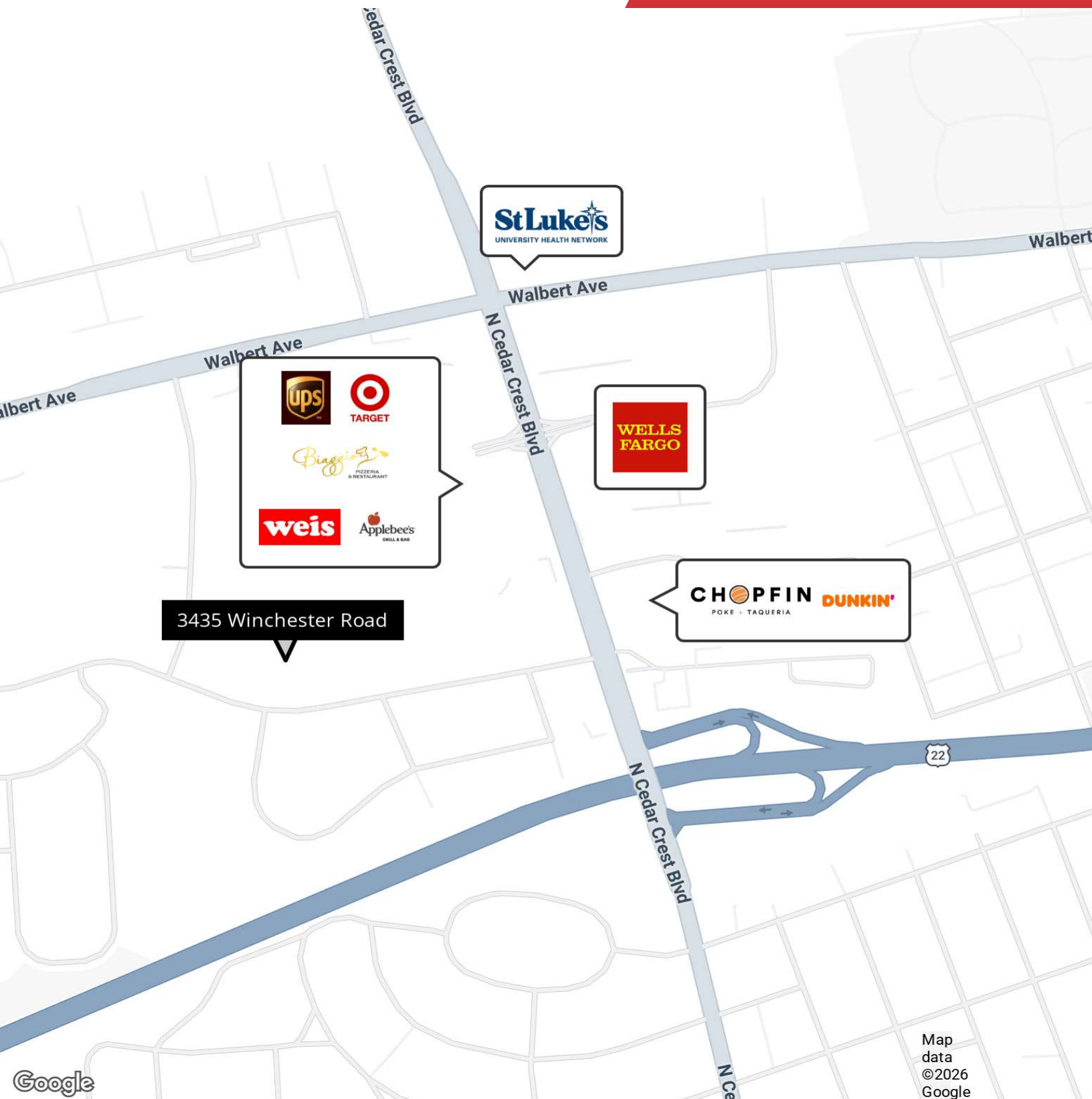
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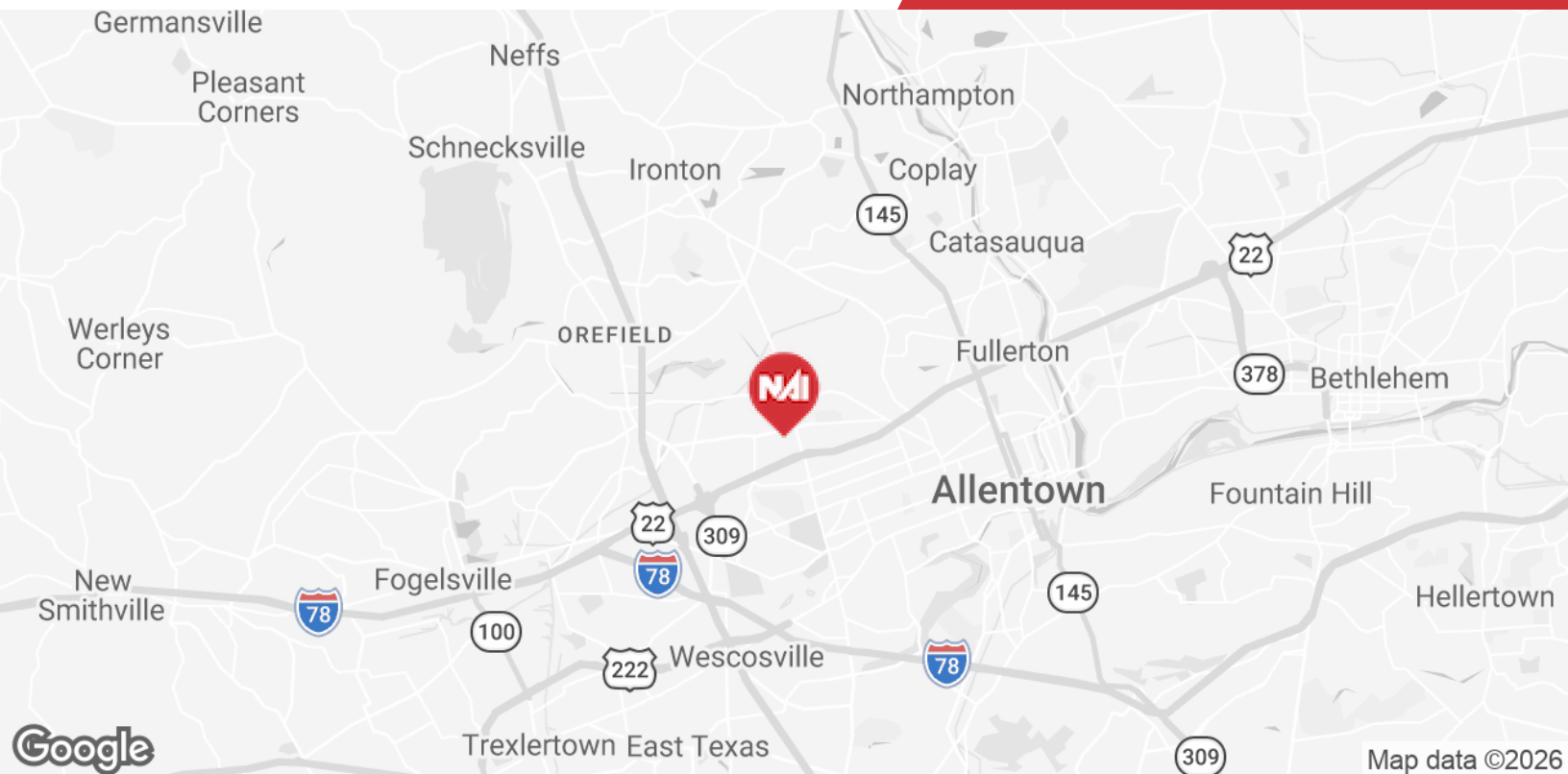


Lease Information

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	4,287 - 8,480 SF	Lease Rate:	\$19.25 SF/yr



Map
data
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	Time	Miles
Route 22	2 min	0.5 miles
Route 309	5 min	2.5 miles
I-476	6 min	3.7 miles
I-78	7 min	4.5 miles
Route 378	10 min	7.5 miles

Location Advantages

- Less than a mile from Route 22 provides excellent connectivity to the region.
- 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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