

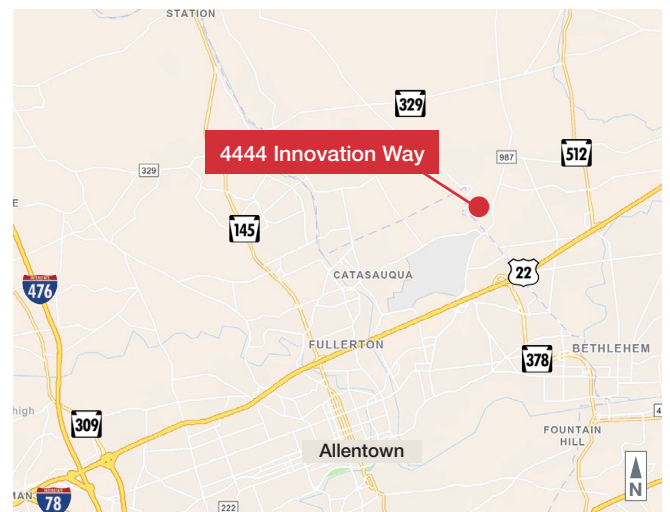


4444 Innovation Way

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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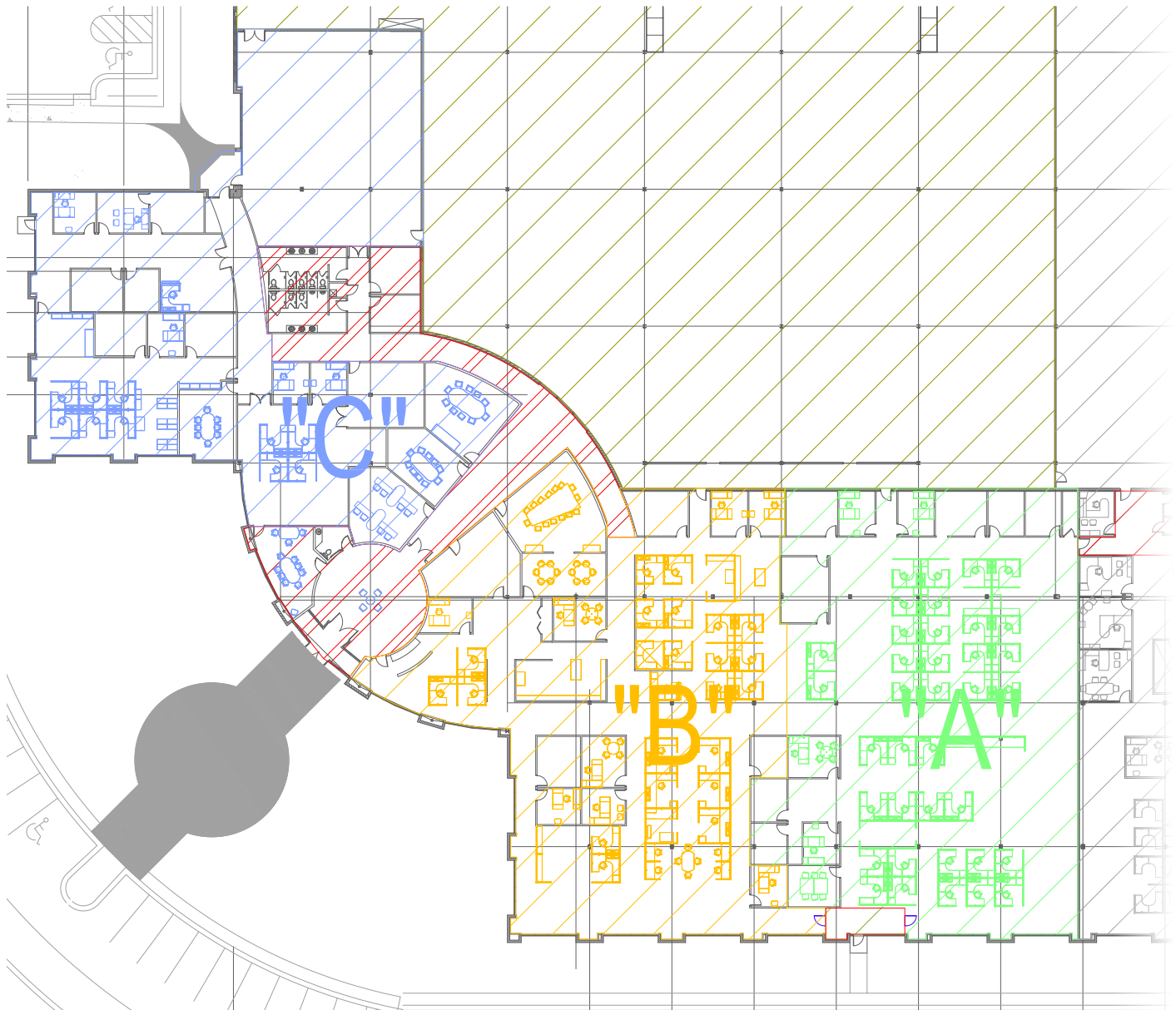
1620 Pond Rd, Suite 150

Allentown PA 18104

610.264.0200 | 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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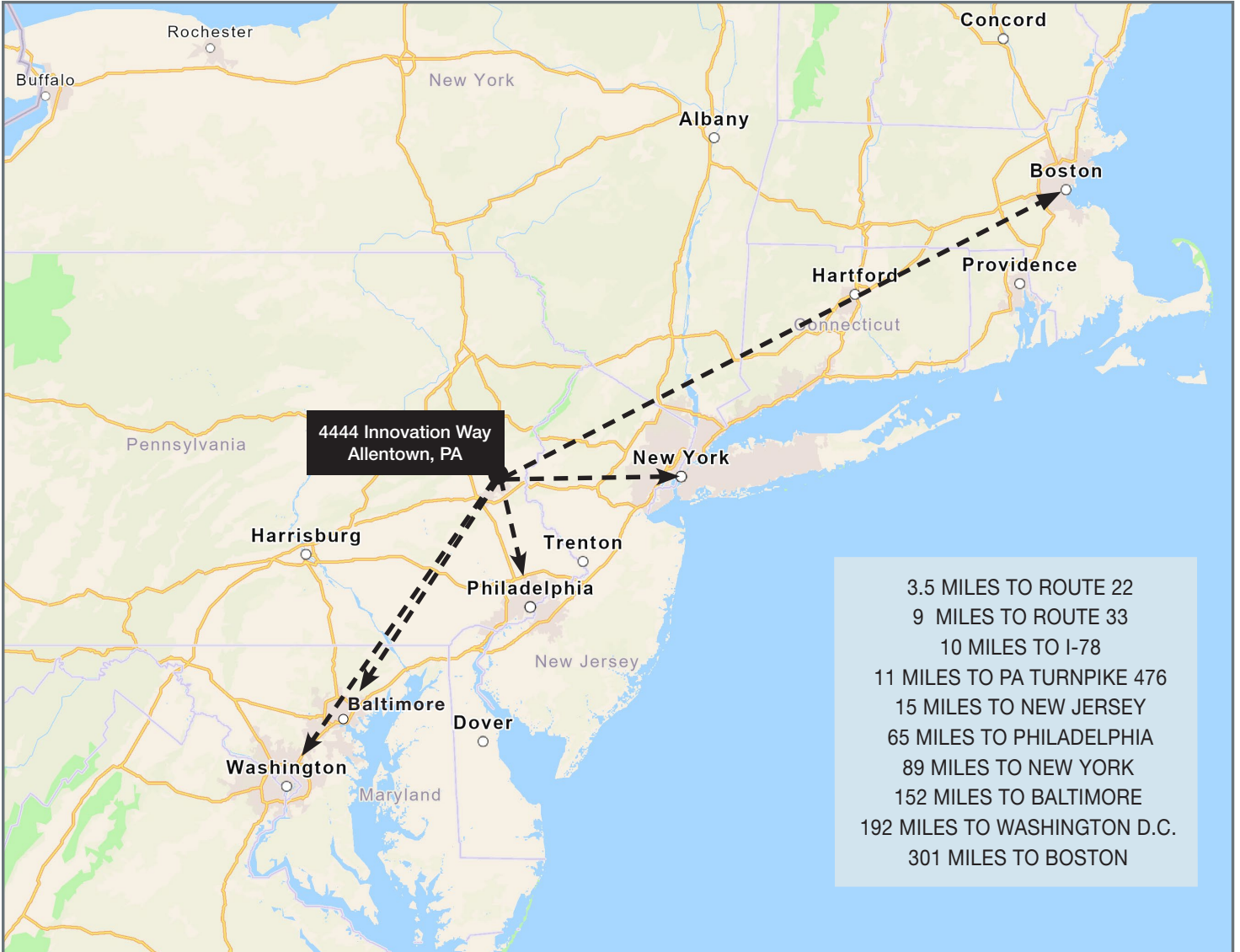
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4444 INNOVATION WAY ALLENTOWN, PA

Major Cities Regional Map



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