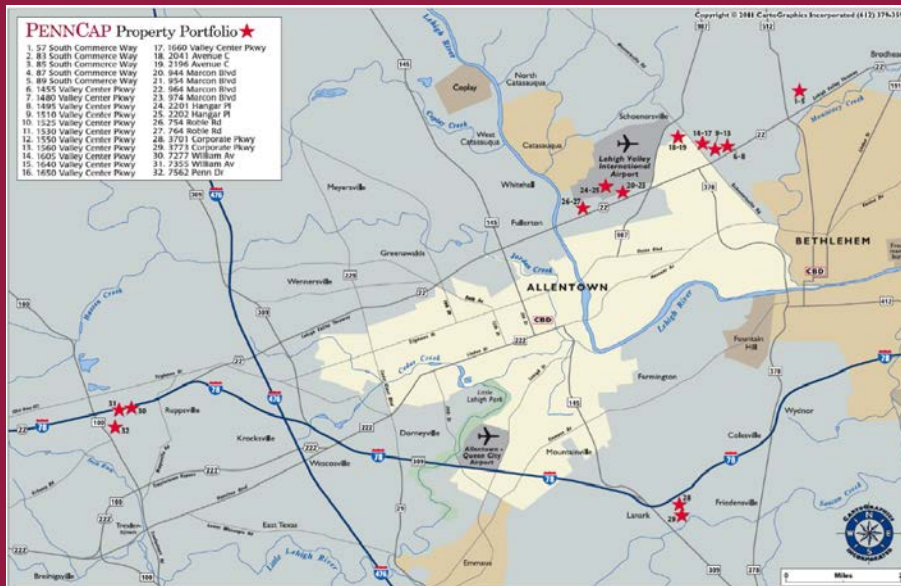




COMPANY OVERVIEW

PennCap Properties serves the commercial real estate needs of businesses as the leading owner and operator of Class 'A' office and flex properties in the Lehigh Valley. With unparalleled market knowledge, an incomparable portfolio, and concierge-like tenant services, PennCap Properties is the clear partner for all of your Lehigh Valley commercial real estate needs. As a full service real estate company, PennCap Properties' services include commercial leasing, property management, and commercial property development.



1605 VALLEY CENTER PARKWAY

Suite 240

4,312 Square Feet Available

610-332-1100

PENNCAP PROPERTIES
559 Main Street
Suite 300
Bethlehem, PA 18018

www.PennCapProperties.com



CENTER TENANTS:

- Cigna
- Flowserve
- Valley National
- Miller-Keystone Blood
- Adaptik Corporation
- Leukemia & Lymphoma Society
- PNC Bank
- Bonsall Shafferman
- Albright College
- Northampton Hospital Group
- IMS
- TD Bank

ZONING:

Planned Office-Research Park

BUILDING

A three story, 95,000 square foot building constructed out of brick and cast stone, features an atrium lobby with a double sided fireplace.

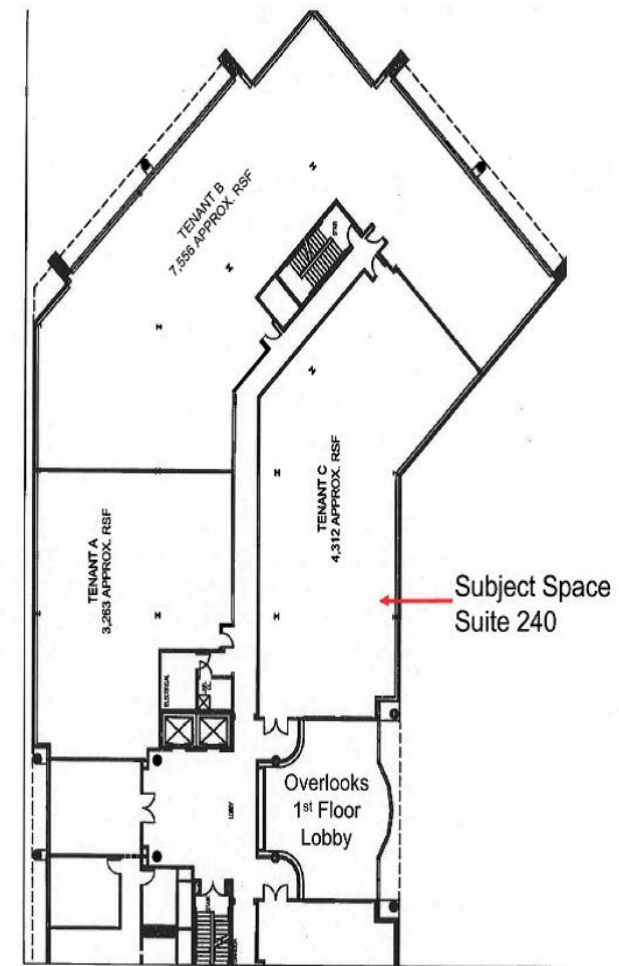
FEATURES:

- Single Story Office
- Ample Parking
- Fiber and T-1 up to DS3 Available
- Private Tenant Entrances
- Adjacent to Pond, Walking Trails and Volleyball Courts

OPERATING EXPENSES:

(Tenant Pays Proportional Share)

- Real Estate Taxes
- Sewer and Water
- Building and Roof Maintenance
- Exterior Lighting
- Tenants Electric & Gas
- Common Area Electric & Gas
- HVAC Maintenance
- Fire Protection and Monitoring
- Insurance (Building)
- Grounds Care
- Snow Removal
- Trash Removal
- Tenant Services
- Property Management Fee
- LVCC Association Fee
- Tenant Services



Lehigh Valley Corporate Center
1605 Valley Center Parkway
Bethlehem, PA 18017

LEHIGH VALLEY CORPORATE CENTER

A Class 'A' Research and Development Park located in Bethlehem, Pennsylvania containing 626,140 leasable square feet on 175 acres. Immediate access via Schoenersville Road to Route 22, and within minutes of Routes 33 & 378, and the Lehigh Valley International Airport. Park amenities include, but are not limited to, over 2 miles of walking/jogging trails, a hotel, restaurant and retail within the center as well as attractive professional landscaping with ponds, fountains and sculptures.