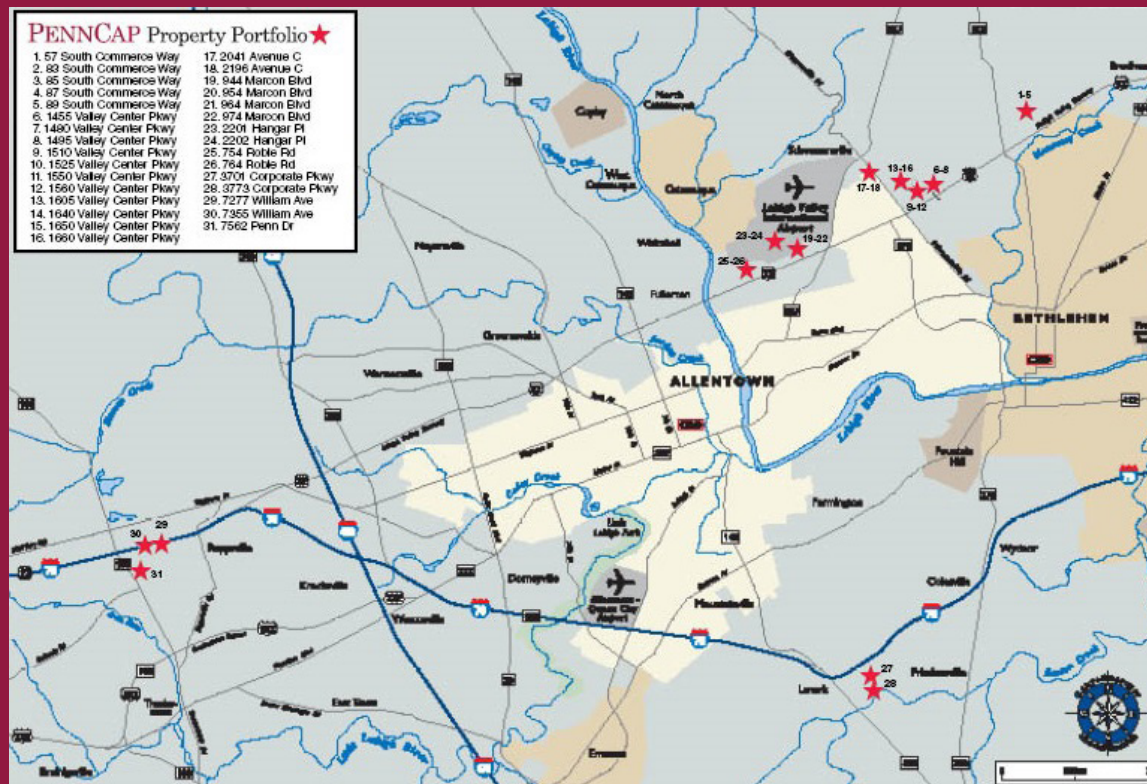


COMPANY OVERVIEW

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.

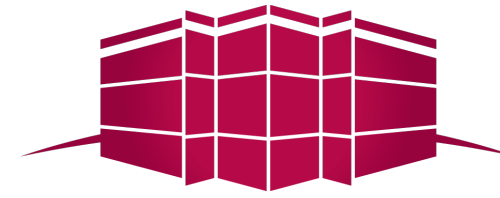
With market insights, experience, expertise and local resources, PennCap Properties helps clients make real estate choices that lower operating expenses, improve business processes, and provide satisfying work environments.

We offer clients a portfolio that represents more than 1.4 million square feet of class "A" office and flex space, with additional opportunities for development and new construction in the most desirable commercial areas in the Lehigh Valley. View our commercial real estate portfolio or contact a market specialist to find out why PennCap Properties office buildings are chosen by some of the finest companies who call the Lehigh Valley home.



PENNCAP PROPERTIES

559 Main Street - Suite 300
Bethlehem, PA 18018



PENNCAP

PROPERTIES



2201 HANGAR PLACE

Suite 140-200

32,045 Square Feet Available

610-332-1100

www.PennCapProperties.com



CENTER TENANTS:

- B Braun Medical, INC
- TruGreen Limited Partnership
- National Museum of Industrial History
- Adams Outdoor Advertising
- Beifor USA Group
- Gerhart Scale Corporation
- Marcus Michael Designs

ZONING

Industrial for Lease

BUILDING

Single-story, multi-tenant masonry building in a high-profile setting immediately adjacent to Lehigh Valley International Airport.

FEATURES:

- Minimal Office
- Staff Cafeteria
- Easy access to Routes 22, 33, 378 & I-78

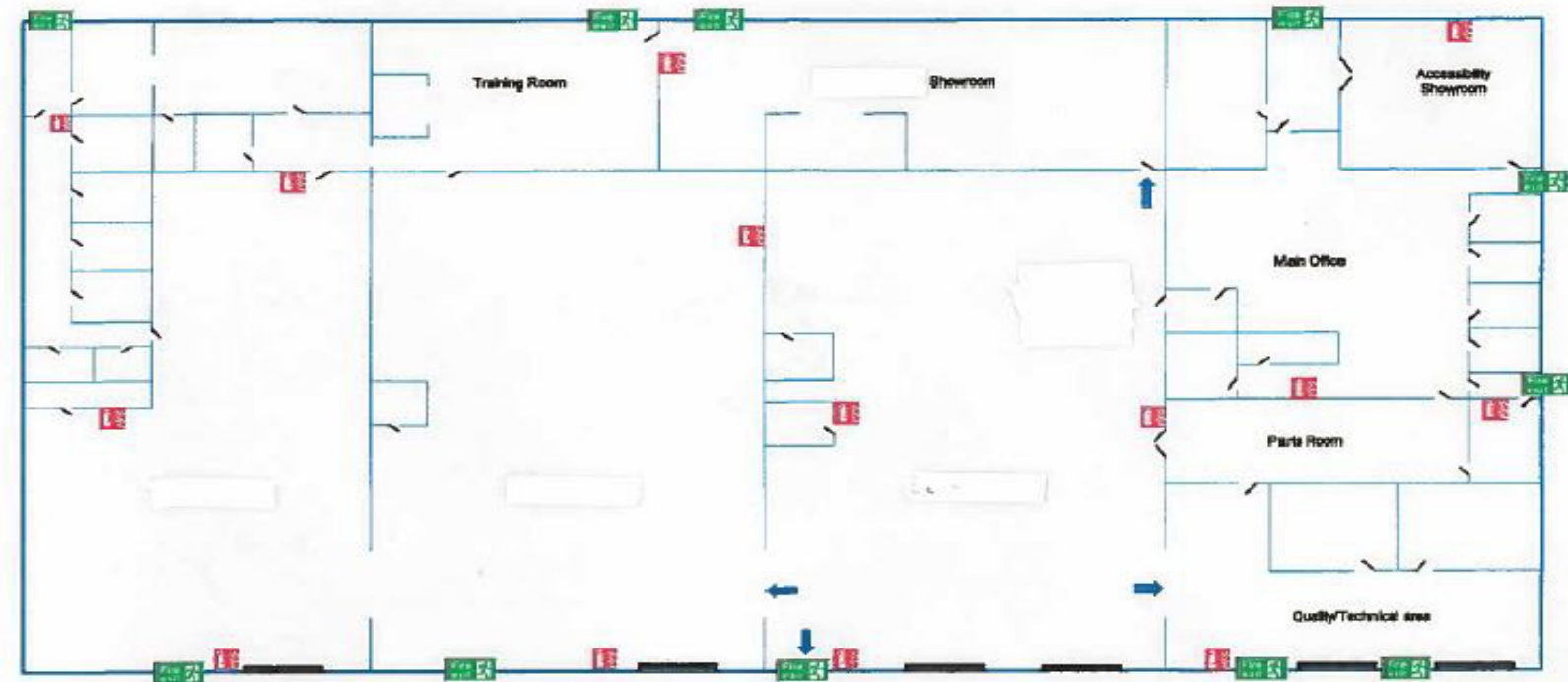
OPERATING EXPENSES:

(Tenant pays proportional share)

- Real Estate Taxes
- Sewer & Water
- Building & Roof Maintenance
- Exterior Lighting
- HVAC Maintenance
- Fire Protection & Monitoring
- Insurance (Building)
- Grounds Care
- Snow Removal
- Tenant Services
- Property Management Fee

UTILITIES:

Space is separately metered for gas & electric consumption



LEHIGH VALLEY INDUSTRIAL PARK III

The Lehigh Valley Industrial Park I has multiple tenants from warehouse to office users. Situated just off Airport Road North of Route 22, this business park provides easy access to I-78, Routes 33 & 378 and Pennsylvania Turnpike via Route 22 as well as the Lehigh Valley International Airport, which is across from the park.