

# Route 100 Corporate Center

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2970 Corporate Court, Orefield, PA 18069



### OFFERING SUMMARY

Sale Price:	\$1,700,000
Price/SF:	\$125.93
NOI (2019):	\$132,060
Lot Size:	5 Acres
Year Built:	1996
Building Size:	13,500 SF
Renovated:	2019
Zoning:	Village Commercial
Submarket:	Fogelsville

### PROPERTY OVERVIEW

2970 Corporate Court is a 2.5 story, 13,500 sf office building that is above average in every way. Superior construction & detailing, all independent access suites and distinctive interiors. The main suite boasts a large open floor plan with unique architectural. Most suites have solid wood built-ins that blend into the decor, add functionality and limit furniture cost.

The property is easily accessible to to Lehigh Valley via Rt 100 and I-78.

A truly unique opportunity to own a property you can be proud of!

### PROPERTY HIGHLIGHTS

- New 10 Year Lease to anchor tenant
- Serene Country Setting Minutes from Allentown
- Just 3 Miles from I-78/Route 22
- Current management will stay on if desired

#### Tom Skeans, CCIM

Managing Director  
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



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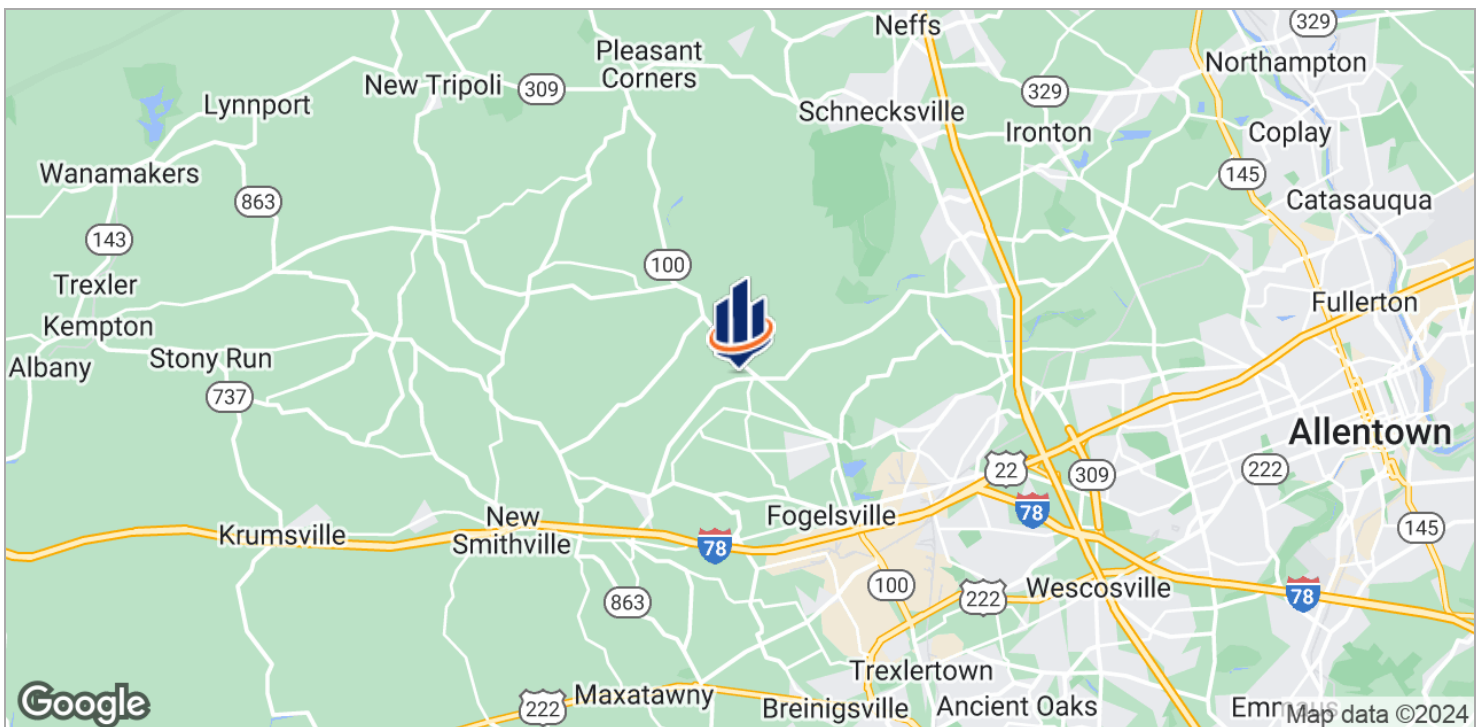
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