

615 Waterfront

Class A Office/Retail

FLOORS

6

TOTAL OFFICE SF

109,620

TOTAL RETAIL SF

14,813

TYPICAL FLOOR

20,712 SF

PARKING RATIO

4 / 1,000 SF

Property Highlights

Lifestyle Campus: One of twelve new Class A buildings at The Waterfront lifestyle campus in Allentown, Pennsylvania.

Centrally Located: Conveniently located one mile from Route 22 – Fullerton Exit and two miles from Center City.

Wellness+ Program: Equipped with The Waterfront's signature healthy lifestyle programming and wellness amenities.

Tax Incentives: Located within Allentown's NIZ taxing district, offering incredible rates and fit-out allowances.

Property Description

615 Waterfront Drive is one of twelve new buildings that comprise the Lehigh Valley's premier new district. The six-story, Class A office building with first floor retail suites located minutes from Routes 22 and 78.

The property boasts a luxurious, classic façade, and a cutting-edge lobby designed to impart a dynamic first impression for employees, clients, and guests alike. 615 Waterfront Drive is equipped with The Waterfront's signature Wellness+ program: a range of upgraded state-of-the-art utilities, features, and programs designed to maximize health and wellness throughout the building and campus.

INVESTMENT	CAMPUS	SQUARE FEET
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\$310M 29 Acres 1,375,000+

Invested Over Ten Years (Projected)	Contiguous Acreage With Water Vistas	Across Twelve New Class A Buildings
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● OFFICE ● RESIDENTIAL ● PARKING ● FEATURES



The Lehigh Valley: Small, but Mighty

The Lehigh Valley is located **90 minutes from New York City** and **60 minutes from Philadelphia** along the border of Pennsylvania and New Jersey. The region boasts \$40.1 billion of economic output each year and is home to more than 670,000 residents. In 2018, the Lehigh Valley was named in the top five for development in the Northeastern United States and the number one region of its size by Site Selector Magazine.

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