

# 645 Waterfront

Class A Office/Retail

FLOORS

6

TOTAL OFFICE SF

114,888

TOTAL RETAIL SF

21,337

TYPICAL FLOOR

25,761 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

645 Waterfront Drive is a state-of-the-art six-story, Class A office building with first floor retail suites located minutes from Routes 22 and 78 in Allentown, Pennsylvania.

The property's stunning granite and masonry façade was designed to impress, while the property's two-story lobby unites form and function with amenities traditional to a big-city Class A office. 645 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.

## WELCOME TO THE NEIGHBORHOOD

INVESTMENT

**\$310M**

Invested Over Ten Years  
(Projected)

CAMPUS

**29 Acres**

Contiguous Acreage With  
Water Vistas

SQUARE FEET

**1,375,000+**

Across Twelve New  
Class A Buildings

● 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 670,00 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.

