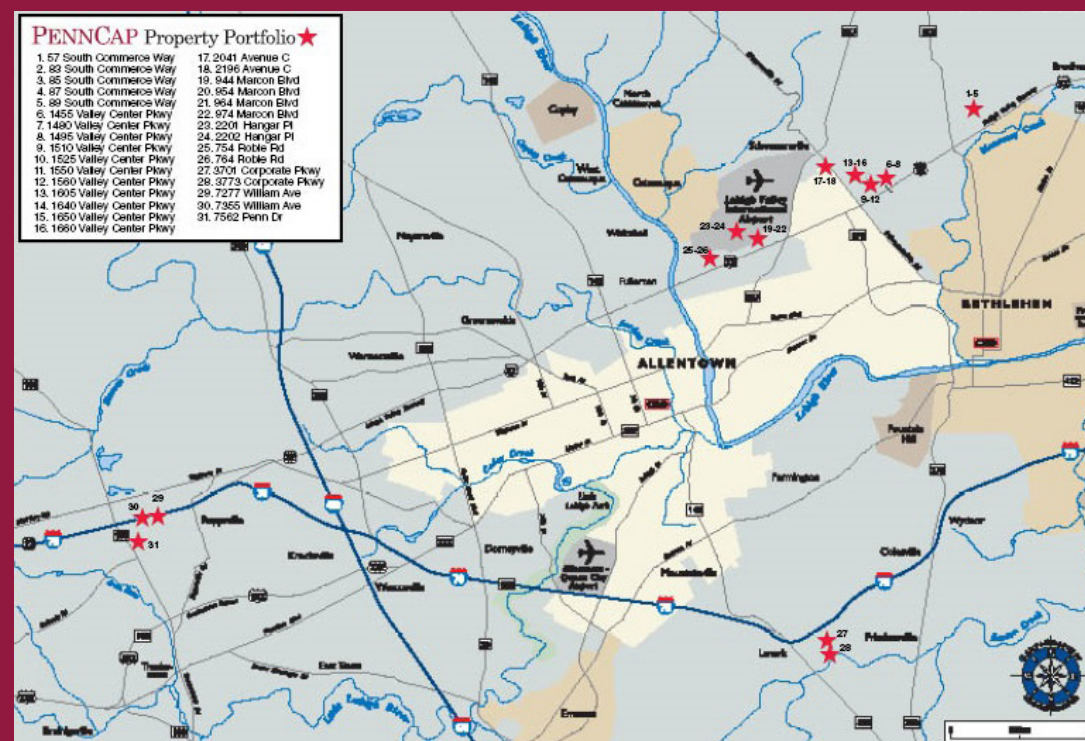


COMPANY OVERVIEW

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.

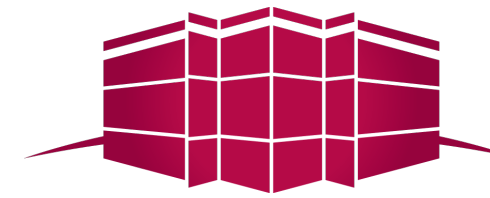
With market insights, experience, expertise and local resources, PennCap Properties helps clients make real estate choices that lower operating expenses, improve business processes, and provide satisfying work environments.

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



1605 VALLEY CENTER PARKWAY

Suite 100

4,298 Square Feet Available

610-332-1100

www.PennCapProperties.com



LEHIGH VALLEY PARK TENANTS:

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

ZONING

Planned Office/Research Park

BUILDING

A multi-tenant office building totaling 54,118 square feet which features brick and cast stone construction.

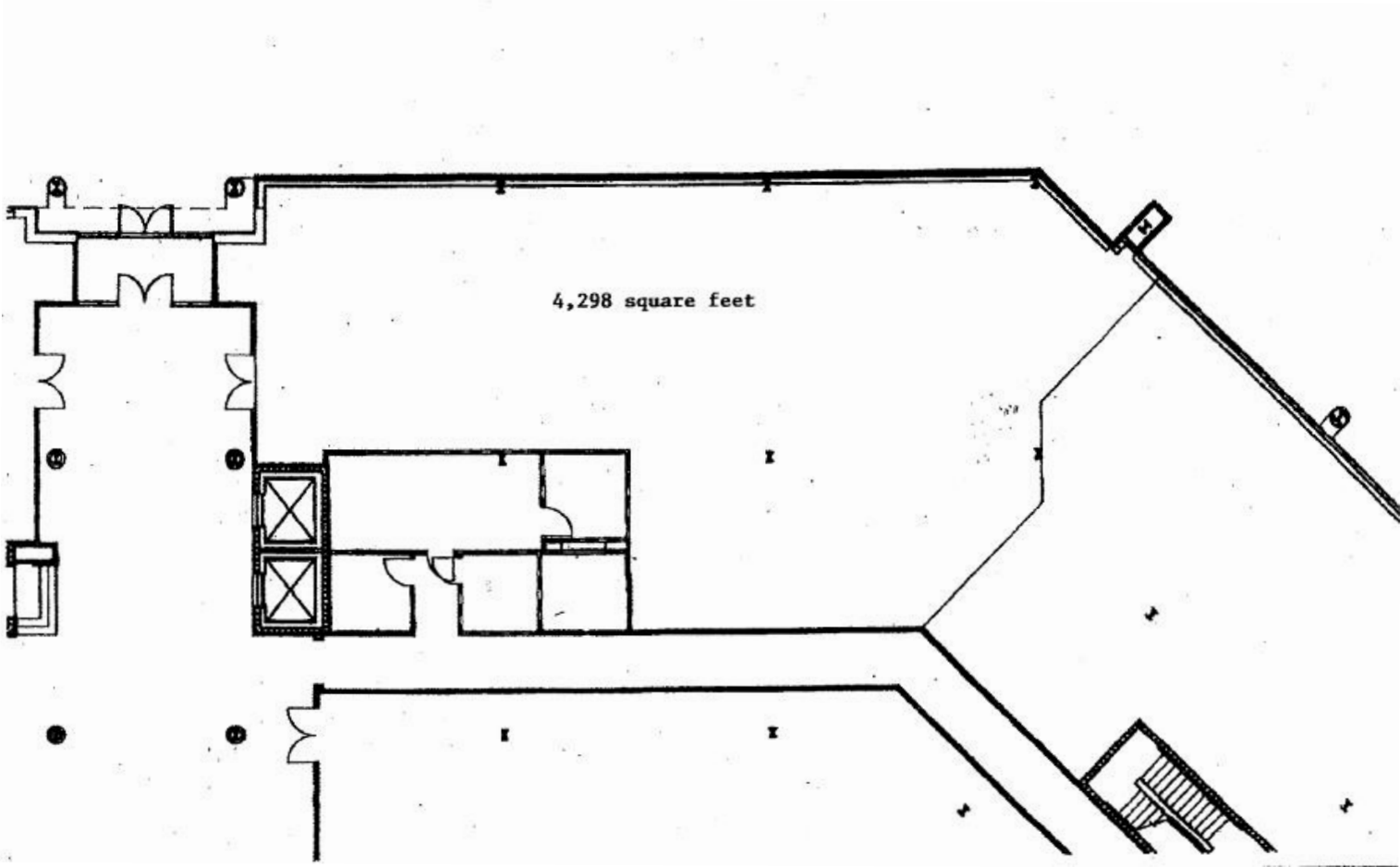
FEATURES:

- Single Story Office
- Ample Parking
- Fiber & T-1 up to DS3 available
- Private Tenant Entrances
- Adjacent to pond walking trails & volleyball courts

OPERATING EXPENSES:

(Tenant pays proportional share)

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



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

LEHIGH VALLEY CORPORATE PARK

Lehigh Valley Corporate Park is a Class ‘A’ Research and Development Park located in Bethlehem, Pennsylvania. Containing 626,140 leasable square feet on 175 acres, this park’s 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. Its location offers immediate access via Schoenersville Road to Route 22, and is within minutes of Routes 33 & 378, and the Lehigh Valley International Airport.