



NEW CONSTRUCTION

# 615 Waterfront Drive, Allentown, PA

CLASS A OFFICE

\$15/SF NNN

STATUS	Q4 2022 Occupancy
TOTAL OFFICE RSF	109,620
TOTAL RETAIL RSF	14,813
FLOORS	6

TYPICAL FLOOR	24,621 RSF
MINIMUM DIVISIBLE SPACE	10,000
ELEVATORS	4
PARKING RATIO	4 per 1,000 RSF

## TAX INCENTIVES

615 Waterfront is located in Allentown, PA's unique taxing district: the **Neighborhood Improvement Zone**. Tax incentives allow for *Class A* office at *Class B* prices.

## WELLNESS+

The Waterfront's state-of-the-art buildings are equipped with a range of Wellness+ amenities to maximize health initiatives in a stunning work environment.





# The Waterfront Master Plan



## Development Details

FIVE CLASS A OFFICE TOWERS

450 LUXURY APARTMENTS

RETAIL PROMENADE

SIGNATURE RIVER WALK

## Drive Times

ROUTE 22: 90 SECONDS

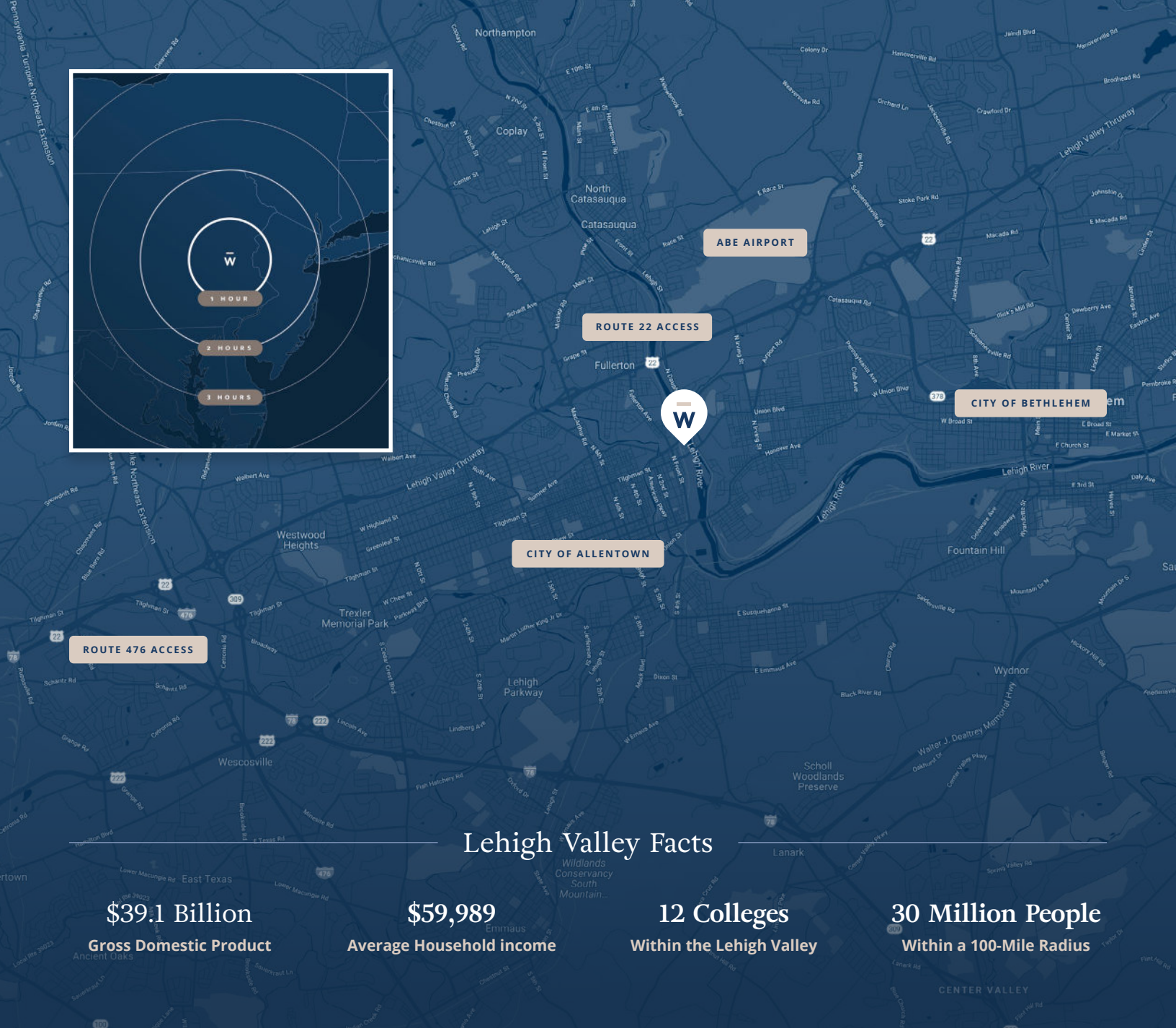
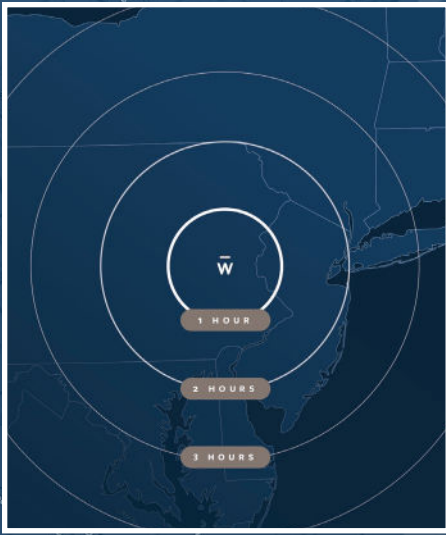
ROUTE I-78: 12 MINUTES

PHILADELPHIA, PA: 60 MINUTES

NEW YORK CITY, NY: 90 MINUTES







## Lehigh Valley Facts

Wildlands  
Conservancy  
South  
Mountain...

**\$39.1 Billion**  
Gross Domestic Product

**\$59,989**  
Average Household Income

**12 Colleges**  
Within the Lehigh Valley

**30 Million People**  
Within a 100-Mile Radius

VISIT US

3 Furnace Street, Allentown, PA 18102

SPEAK WITH US

610.508.3379 or reach out online →