



# MARKWARD GROUP

Commercial, Industrial & Retail Real Estate

**FOR LEASE | OFFICE**

**6616 RUPPSVILLE ROAD, ALLENTOWN PA 18106**  
**1,800 SF OR 3,600 SF**



**1,800 SF On First Or Second Floor | 3,600 SF On Two Floors**

## Key Features

- **First Floor** -1,800 Square Feet
- Private Entrance
- Reception Area | Waiting Room
- Six (6) Private Office Areas
- Kitchen | Lunchroom
- One (1) Restroom
- **Second Floor** -1,800 Square Feet
- Private Entrance
- Six (6) Private Areas ( Large Area Can House Multiple Tenants)
- Two (2) Rest Rooms
- Immediate Occupancy /New Paint, New Carpet /Ceramic Floor Area

## Location

Close Proximity To I-78, I-476,  
Routes 22, 100, 222, And 309

## Lease Rate

### Individual Floors

- \$12.00 PSF - Base Rent
- \$ 2.37 - NNN Expenses

### Both Floors 3,600 SF

- \$9.00 PSF - Base Rent
- \$2.37 - NNN Expenses

## For more information, please contact

**Ann Kline**  
610.295.6602  
akline@MarkwardGroup.com

**Del Markward, SIOR**  
dmarkward@MarkwardGroup.com

## Markward Group

5925 Tilghman Street, Suite 900  
Allentown, PA 18104  
p: 610.295.6600  
f: 610.295.6601  
MarkwardGroup.com



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



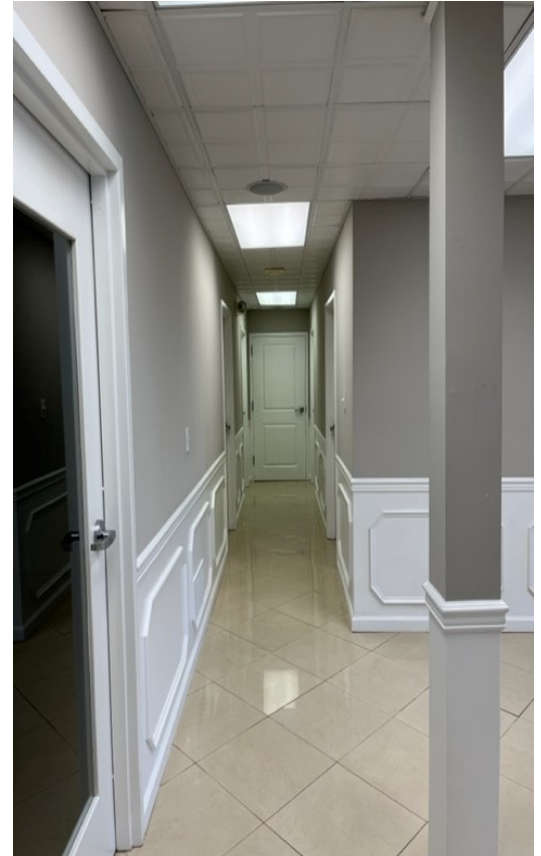
# MARKWARD GROUP

Commercial, Industrial & Retail Real Estate

**FOR LEASE | OFFICE**

**6616 RUPPSVILLE ROAD, ALLENTOWN PA 18106  
1,800 SF OR 3,600 SF**

**FIRST FLOOR**



**For more information, please contact**

**Ann Kline**

610.295.6602

akline@MarkwardGroup.com

**Del Markward, SIOR**

dmarkward@MarkwardGroup.com

**Markward Group**

5925 Tilghman Street, Suite 900

Allentown, PA 18104

p: 610.295.6600

f: 610.295.6601

MarkwardGroup.com



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.





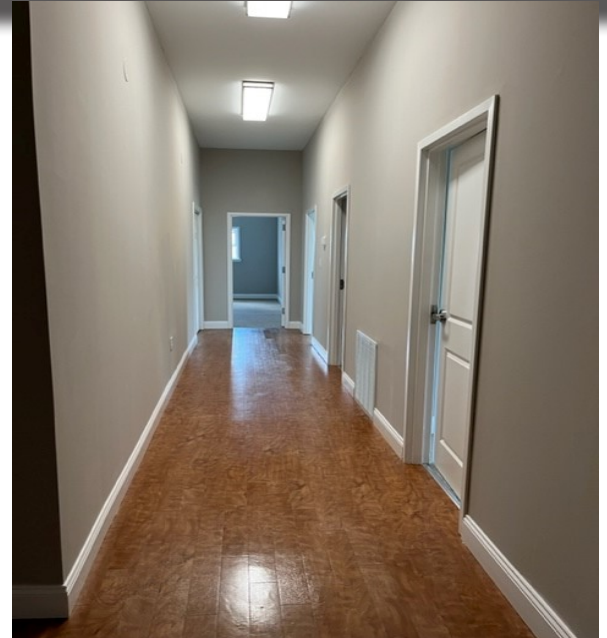
# MARKWARD GROUP

Commercial, Industrial & Retail Real Estate

**FOR LEASE | OFFICE**

**6616 RUPPSVILLE ROAD, ALLENTOWN PA 18106**

**SECOND FLOOR**



**Ann Kline**  
610.295.6602  
akline@MarkwardGroup.com  
**Del Markward, SIOR**  
dmarkward@MarkwardGroup.com

**Markward Group**  
5925 Tilghman Street, Suite 900  
Allentown, PA 18104  
p: 610.295.6600  
f: 610.295.6601  
MarkwardGroup.com



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



**MARKWARD  
GROUP**

Commercial, Industrial & Retail Real Estate

**FOR LEASE | OFFICE**

**6616 RUPPSVILLE ROAD, ALLENTOWN PA 18106  
SECOND FLOOR**



**For more information, please contact**

**Ann Kline**

610.295.6602

akline@MarkwardGroup.com

**Del Markward, SIOR**

dmarkward@MarkwardGroup.com

**Markward Group**

5925 Tilghman Street, Suite 900

Allentown, PA 18104

p: 610.295.6600

f: 610.295.6601

MarkwardGroup.com



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.