



www.tekpark.net



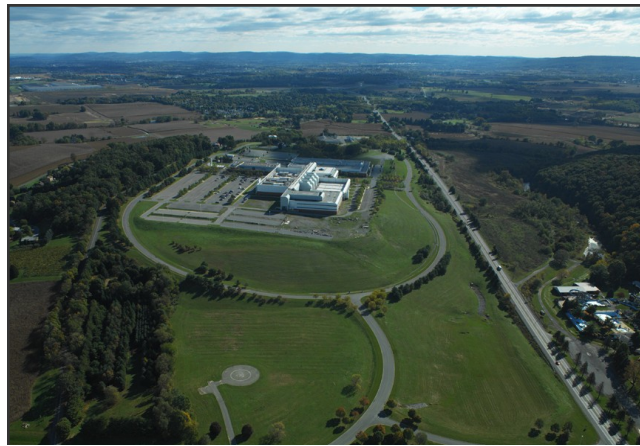
The mid-Atlantic's premier, multi-tenant technology campus...

Location: 9999 Hamilton Boulevard • Breinigsville, PA 18031 • Lehigh Valley

TEK Park is the mid-Atlantic's premier, multi-tenant technology campus, centrally located in Eastern Pennsylvania. Comprised of over 508,000 square feet on 137 acres in the Lehigh Valley, TEK Park features a diverse population of tenants in a wide variety of industries, including disaster recovery, opto-electronics, bio-pharma, technology and more, all in a unique campus-like environment. TEK Park is also a designated Keystone Innovation Zone (KIZ), offering tax breaks and other economic incentives to tenants.



Over 500,000 square feet



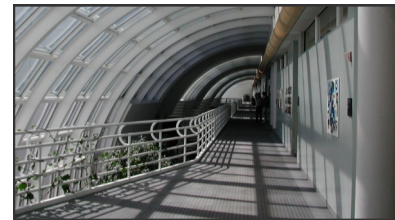
137 acres in the Lehigh Valley



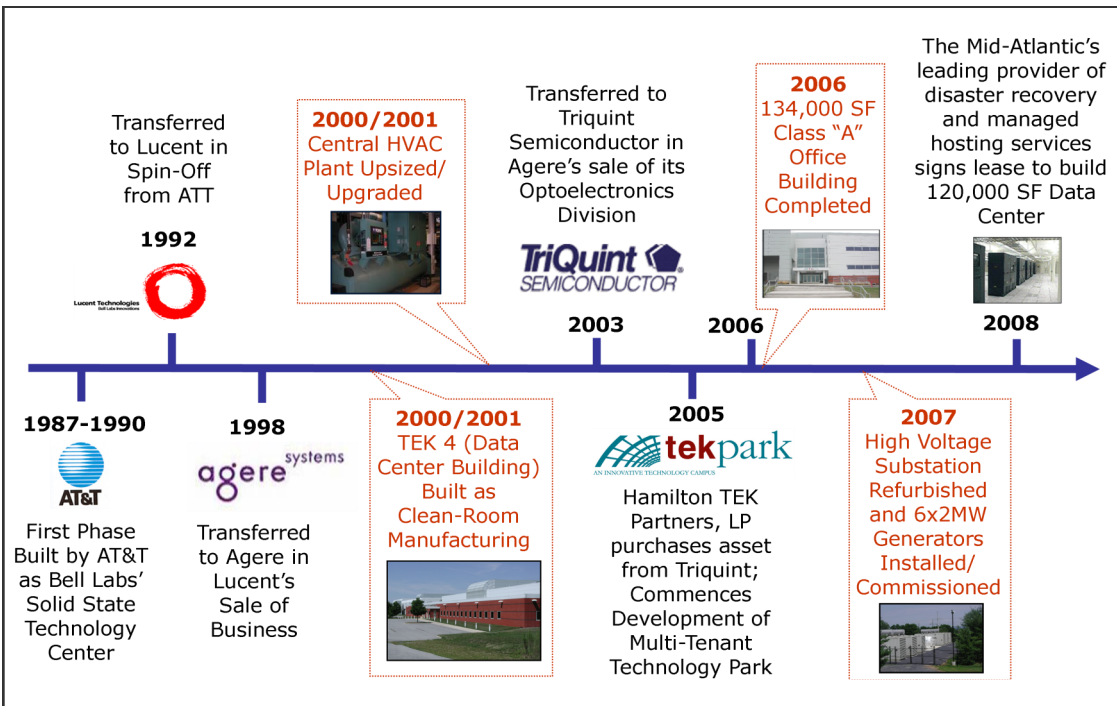
Mission critical; Class "A" space

CAMPUS FACTS:

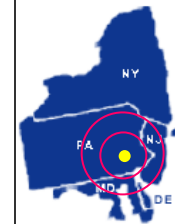
- TEK Park is comprised of 137 acres and a total of 508,000 square feet (currently 78% leased) throughout nine buildings:
 - > 196,000 rsf office - 72% leased
 - > 187,000 rsf lab/R&D - 70% leased
 - > 120,000 rsf data center/disaster recovery - 100% leased
 - > 5,000 rsf Early Childhood Development Center - 100% leased
 - > Ability to build an additional 300,000 +/- rentable square feet
- Construction on the campus began in 1986, and continues today; most recently with the construction of a 135,000 sq. ft. Class "A" office building.
- In July of 2005, when MRA Group purchased TEK Park, there was only one tenant occupying approximately 70,000 rentable square feet, with 115 employees working onsite. Today, there are more than 20 companies occupying approximately 395,000 rsf, with more than 600 employees working onsite.



CAMPUS HISTORY:



Opportunities Available at TEK Park, include:



Ideal Location:

TEK Park is ideally located in the mid-Atlantic region, along the East Coast. It is also situated in the growing Berks-Lehigh Region, an area spurred by an increase in business, especially in the bio-pharma, technology and data center fields.



Keystone Innovation Zone (KIZ):

TEK Park is a designated Keystone Innovation Zone (KIZ), allowing TEK Park tenants to partake in incentives such as tax breaks and grants. The KIZ is meant to foster innovation between Kutztown University, entrepreneurs and the community.



Kutztown University Innovation Center:

The Kutztown University Innovation Center at TEK Park offers entrepreneurial opportunities to tenants and the local community. The mission of the center is to enhance and diversify the local and regional economy through education and collaboration.



Campus Utilities and Data:

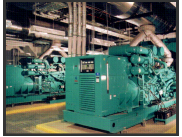
Electrical Power

- Two (2) independent 69 KV lines with double-ended switchgear
- Redundant 12 MVA substation transformers
- System backup provided by six (6) 2,000 KW Cummins generators to match redundant 12 MVA substations
- PPL utility discount provided via an IDI Rider
- Sub-metered electric with current rate approximately \$.07/KWH



Mechanical Infrastructure

- Redundant fuel supply (gas & oil)
- Seven (7) independent Trane chillers providing 5,800 tons of cooling capacity (with two (2) 250 ton glycol chillers)
- 40°F chilled water capacity-Glycol
- Dual source boilers supply 125 PSIG steam to the campus for 15 lb. reduction and low pressure steam distribution for heating requirements
- High-purity DI water
- On-site waste water treatment plant
- Compressed air system
- On-site nitrogen gas distribution
- Siemens APOGEE Direct Digital Control Building Automation System



Gas Service

- 6" natural gas line extended to the campus by UGI
- Extension of the gas line to the campus enables the main boilers to be fueled by either natural gas or number two fuel oil
- As a result of having two dual source boilers, the gas service transportation provider (UGI) extends interruptible service pricing to TEK Park



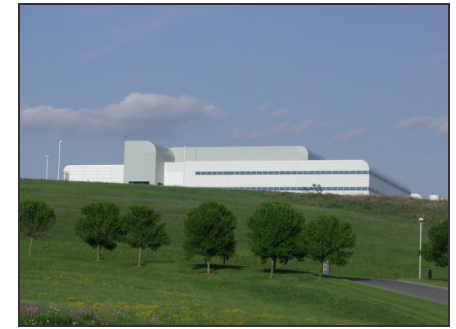
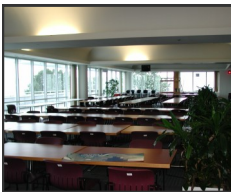
Data Services

- Multiple OC-12 connections
- Multiple-provider, redundant SONET fiber network with diverse entrances
- 100% fully-redundant bandwidth



Telephone Services

- Campus outfitted with Avaya G3 telephone switch with Avaya Intuity Audix Systems for voicemail
- Switch is capable of handling up to 3500 extensions



Services and Amenities:

- **ON-SITE HELIPAD**, which allows for convenient and secure accessibility to and from TEK Park; with the Lehigh Valley International Airport being only a seven-minute flight from the campus
- **CONFERENCING SERVICES**, which include the availability of a 200+ seat auditorium and state-of-the-art video-conferencing rooms for meetings and conferences
- **TEK PARK CAFÉ** offering daily dining and catering services, available to tenants for corporate events, conferences and meetings
- **ON-SITE SECURITY**, which includes closed circuit cameras throughout the campus, a 24/7/365 security team and Andover Continuum Security System HID Proximity Card Readers, providing electronic access to buildings
- **FITNESS AND RECREATION OPTIONS**, including a 1.5 mile track surrounding the campus for jogging, walking and biking, a fully-equipped fitness center, basketball and volleyball courts, and numerous picnic areas
- **ON-SITE 24/7 MAINTENANCE** by PRM Services, providing general and preventive maintenance through a 24-hour emergency phone system
- **ON-SITE DAYCARE**, providing services to TEK Park tenants and their families



Location: 9999 Hamilton Boulevard, Breinigsville, PA 18031 • **Web:** www.tekpark.net • **Email:** info@tekpark.net

TEK Park Vision:

MRA Group, the developer of TEK Park, has transformed the former home of Lucent/Agere Optoelectronics into the mid-Atlantic's premier, multi-tenant technology campus. TEK Park features a combination of technology research and development, bio-medical engineering, a mission-critical facility, and a university-related education and advancement center. The focus is on attracting companies that can best utilize the existing advanced technological and high-end mechanical, electrical and plumbing infrastructure of the campus.

Location Facts:

- Central location in the mid-Atlantic region, making it easily accessible to major U.S. cities, including Philadelphia, New York City, Washington D.C., Baltimore and Boston.
- TEK Park is a day's drive to 1/3 of all U.S. consumers and 1/2 of Canadian consumers.
- Strategic location in the fast-growing Berks-Lehigh County region, with a population of 30 million people within a 100-mile radius, and a workforce of over 600,000 people.
- The Berks-Lehigh region is home to over 17 colleges and universities, with degree programs in numerous industries, and offering a well-trained and large employee pool.
- Ideally located near I-78 and other major roadways, including the PA Turnpike, Rt. 100, Rt. 22 and less than 15 minutes to the Lehigh Valley International Airport.
- Easy accessibility to the major East Coast markets, thanks to the Lehigh Valley's superior highway, railroad and strategic location.

Driving Distances

Philadelphia, PA55 Miles
Harrisburg, PA82 Miles
New York City, NY85 Miles
Baltimore, MD138 Miles
Washington, DC187 Miles
Pittsburgh, PA252 Miles
Boston, MA340 Miles
Cleveland, OH389 Miles

Numbers courtesy of: www.lehighcounty.org



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