



**MARKWARD  
GROUP**

Commercial, Industrial & Retail Real Estate

**FOR LEASE | OFFICE**

**3001 Emrick Blvd. | Bethlehem, PA 18020**

**12,000 SF - First-floor office space**



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### **Building Key Features**

- Professional office campus setting
- Highly visible and accessible
- Ample parking
- Ready to occupy

### **Suite Key Features**

- Entrance directly on first-floor
- 3 walls of windows
- Kitchen area
- 8 offices with plenty of open work area classrooms and conference rooms

### **For more information, please contact**

**Ann Kline**

610.295.6602

akline@MarkwardGroup.com

**Del Markward, SIOR**

610.295.6603

dmarkward@MarkwardGroup.com

### **Location**

Northampton County: Prominently visible within LVIP VI just off Rte 33 at William Penn Hwy. Conveniently located between Rte 78 and Rte 22. Central Lehigh Valley location.

- Restaurants, Hotel and Amenities nearby
- Close to St Lukes Hospital Anderson Campus

### **Lease Rate**

\$17.00/SF NNN

\* Additional suites on 2nd & 3rd floor

### **Markward Group**

5925 Tilghman Street, Suite 900

Allentown, PA 18104

p: 610.295.6600

f: 610.295.6601

MarkwardGroup.com



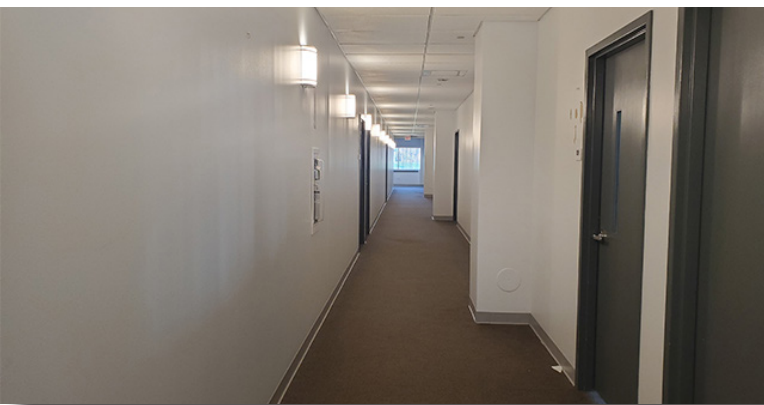
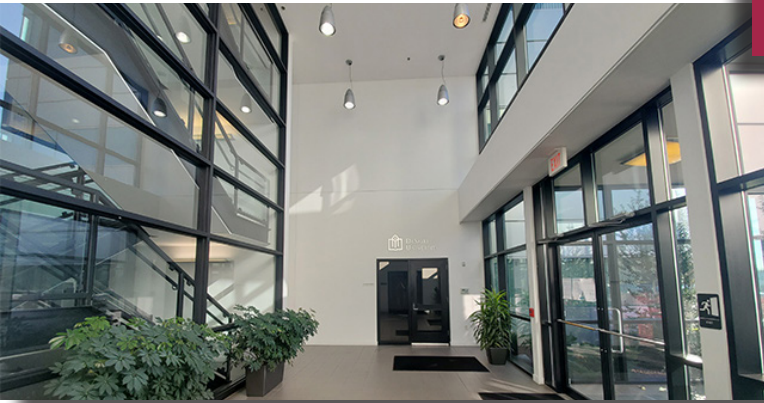


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