

Commercial, Industrial & Retail Real Estate

# FOR LEASE | OFFICE

3001 Emrick Blvd, | Bethlehem, PA 18020

2,030 SF - Second-floor office space



# **Building Key Features**

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

## **Suite Key Features**

- Conference room
- 1 private office
- General office area

## For more information, please contact

Ann Kline 610.295.6602 akline@MarkwardGroup.com

**Del Markward, SIOR** 610.295.6603 dmarkward@MarkwardGroup.com

## 2,030 SF Second-floor office space 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 Vallev location.

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

## Lease Rate

#### \$17.00/SF NNN

\* Additional suites on 1st & 2nd 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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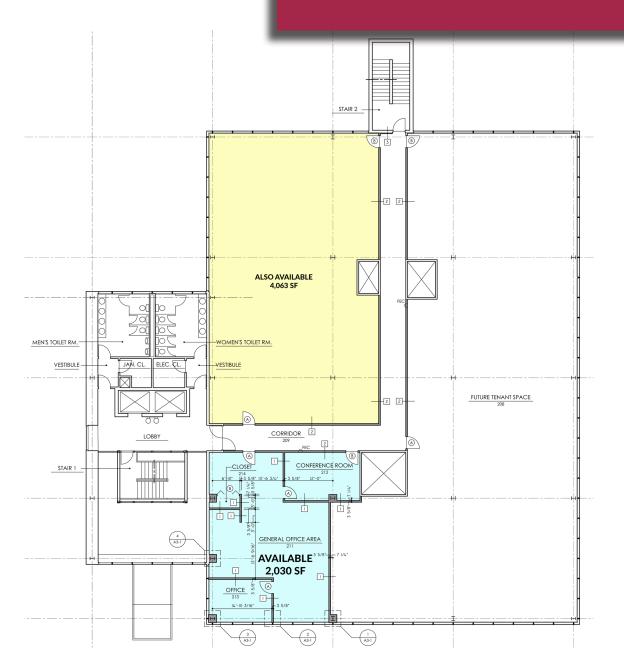


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