



**MARKWARD
GROUP**

Commercial, Industrial & Retail Real Estate

FOR LEASE | OFFICE

3001 Emrick Blvd, | Bethlehem, PA 18020

4,063 SF - Second-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

- 2 walls of windows
- Conference room
- 2 private offices
- Ample open area with reception and lounge

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 1st & 3rd floor

For more information, please contact

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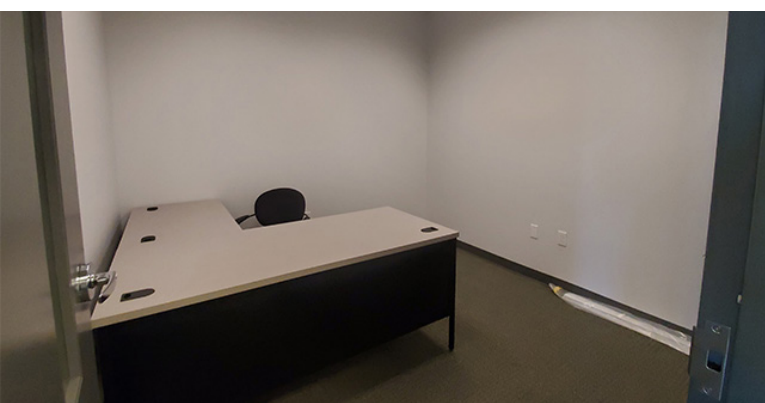
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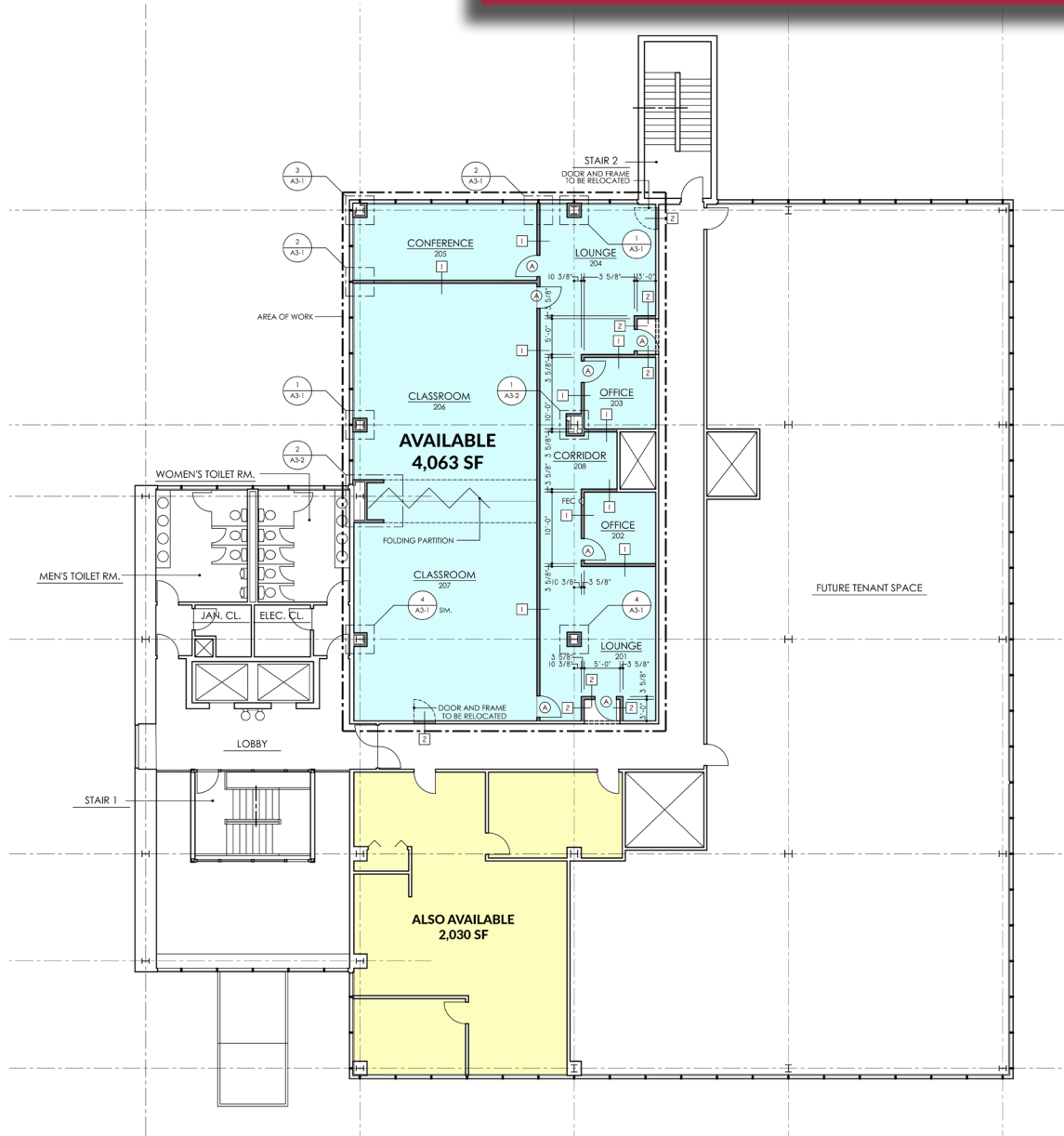
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