



Commercial, Industrial & Retail Real Estate

FOR LEASE | OFFICE

3001 Emrick Blvd, | Bethlehem, PA 18020

1,876 SF - Third-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
- Kitchen area
- Conference room & 2 private offices

For more information, please contact

Matt Macdonald
610.295.6604
mmacdonald@MarkwardGroup.com

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 1st & 2nd floor

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.



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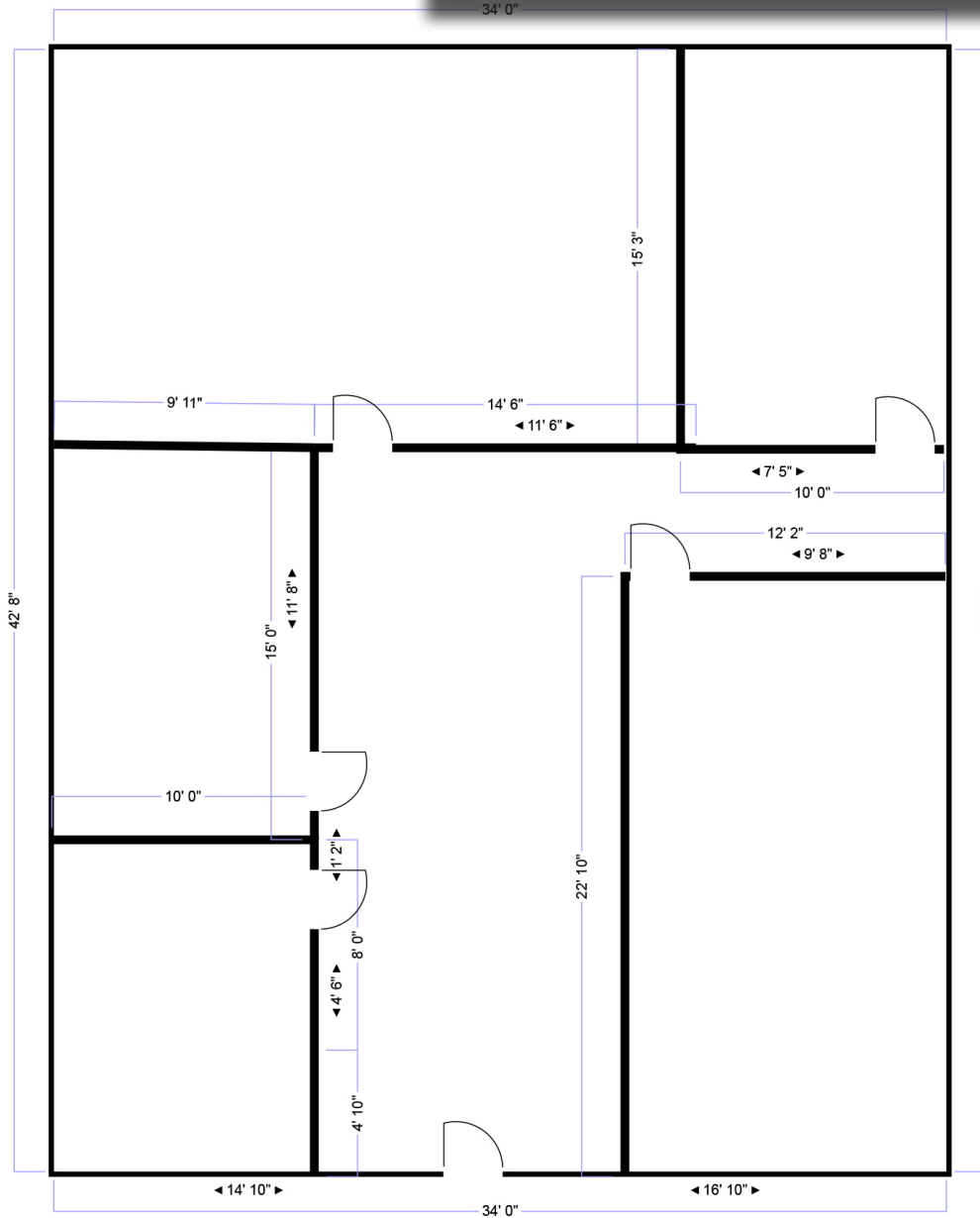
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