



Great User Sale
Opportunity –
Half of The
Building Long-
Term Leased to
Medical Tenant

Class A Office For Sale/Lease

As exclusive agents, we are pleased to offer the following space for lease or sale within the Lehigh Valley Corporate Center:

AVAILABILITY

- 13,723 SF of vacant space available
- Opportunity for User Sale with Income from Other 13,477 SF Tenant

LOCATION

- Immediate Access via Schoenersville Road to Route 22
- Within minutes of Route 378 & 33
- Within minutes Lehigh Valley Int'l Airport
- Within One Mile of Lehigh Valley Hospital

AMENITIES

- Hotel, restaurant & retail shops w/ LVCC
- 2 miles of jogging trails
- Professional landscaping with ponds, fountains and sculptures

FEATURES

- 27,200 SF office building
- Visibility from Valley Center Parkway
- Reception Area
- Workstations
- Open Kitchen with Walkup Bar and Recreation Room
- Outdoor BBQ Area
- Private Offices
- Conference Rooms
- Signage Availability
- Private Restrooms
- High Speed Internet
- 120/208 volt electric service
- Park contains 25 offices and retail buildings

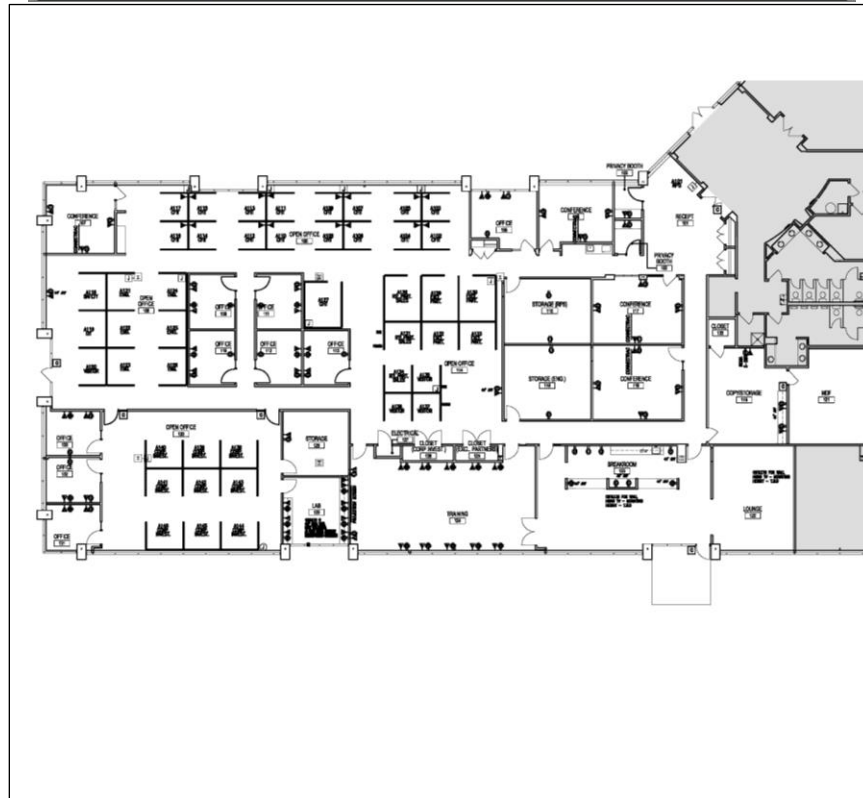
For further information, please contact:

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Bethlehem, PA 18017

McGowan
Corporate Real Estate Advisors



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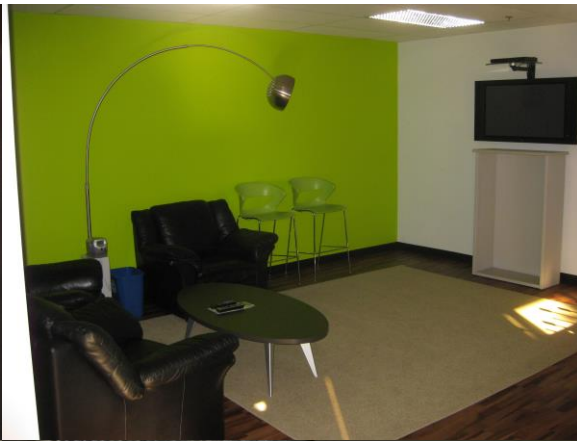
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