

3450 HIGH POINT BLVD
BETHLEHEM, PA 18017

McGowan
Corporate Real Estate Advisors

**LEHIGH VALLEY CORPORATE CENTER
CLASS A OFFICE FOR SALE OR LEASE**



OPEN FLOOR PLAN

SMALLER SUITES AVAILABLE

- Suite B 8,007 SF
- Suite A 5,495 SF
- Suite C 3,747 SF



FOR FURTHER INFORMATION, PLEASE CONTACT:

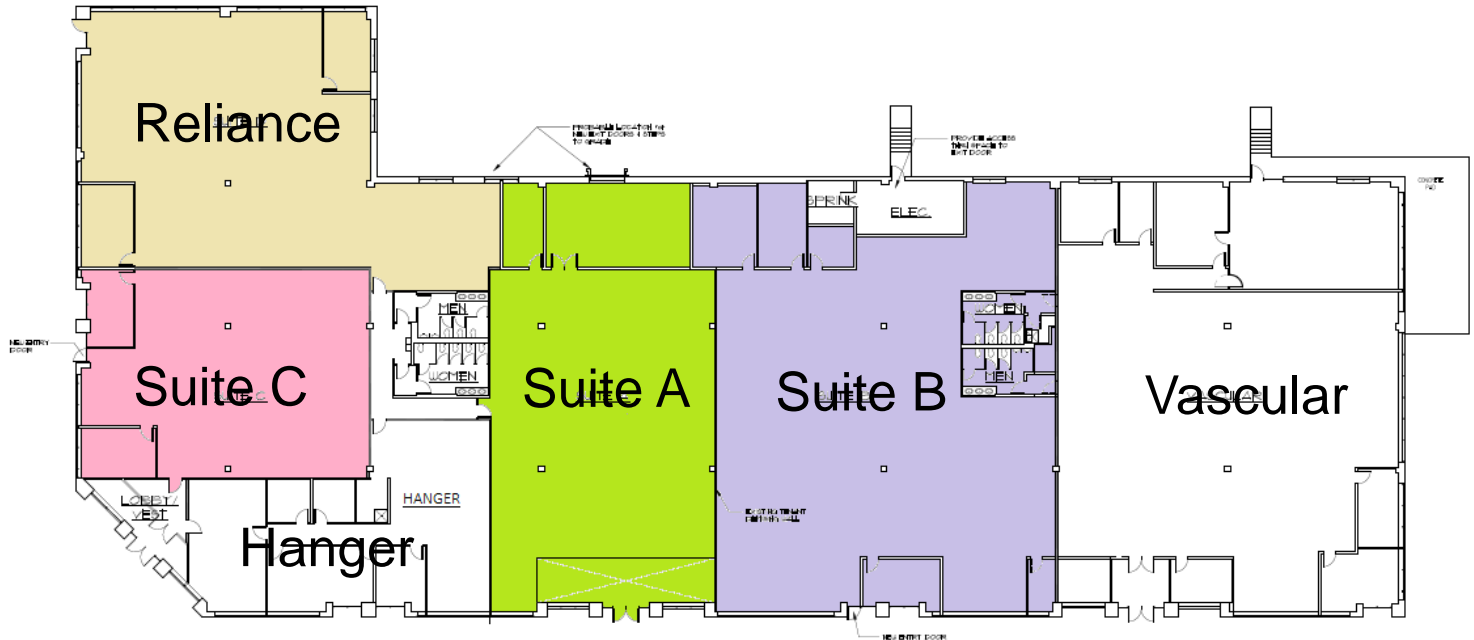
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McGowan Corporate Real Estate Advisors
1275 Glenlivet Drive, Suite 100
Allentown, PA 18106-3107
www.mcgowanadvisors.com

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CLASS A OFFICE FOR SALE OR LEASE

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



AVAILABILITY

- 17,249 SF
 - Suite B 8,007 SF
 - Suite A 5,495 SF
 - Suite C 3,747 SF

LOCATION

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

FEATURES

- 16-foot clear ceiling heights, with 40' x 34' column spacing
- Fiber and T-1 line up to DS3 Available
- Signage Availability
- Within One Mile of Lehigh Valley Hospital
- Park contains 25 offices and retail buildings

AMENITIES

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

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CLASS A OFFICE FOR SALE LEASE

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



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