



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:

Kevin McGowan CCIM, SIOR

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

kevin@mcgowanadvisors.com

(484) 222-6900 O

(610) 233-6490 C

1685 Valley Center Parkway
Bethlehem, PA 18017

McGowan
Corporate Real Estate Advisors



1685 Valley Center Parkway
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Vacant Suite of 13,723 RSF can be subdivided down to 5k RSF

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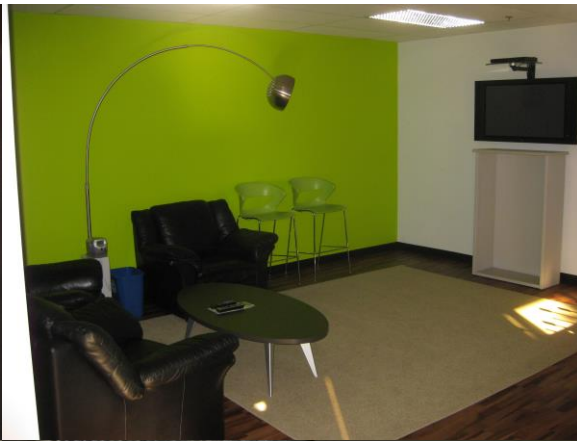
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