

3450 HIGH POINT BLVD
BETHLEHEM, PA 18017

McGowan
Corporate Real Estate Advisors

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



SUITES AVAILABLE

- Suite 150 - Hanger 2,934 (August 2022 or sooner)



FOR FURTHER INFORMATION, PLEASE CONTACT:

Kevin McGowan, CCIM, SIOR
President
Phone (484) 222-6900
Mobile (610) 233-6490
kevin@mcgowanadvisors.com

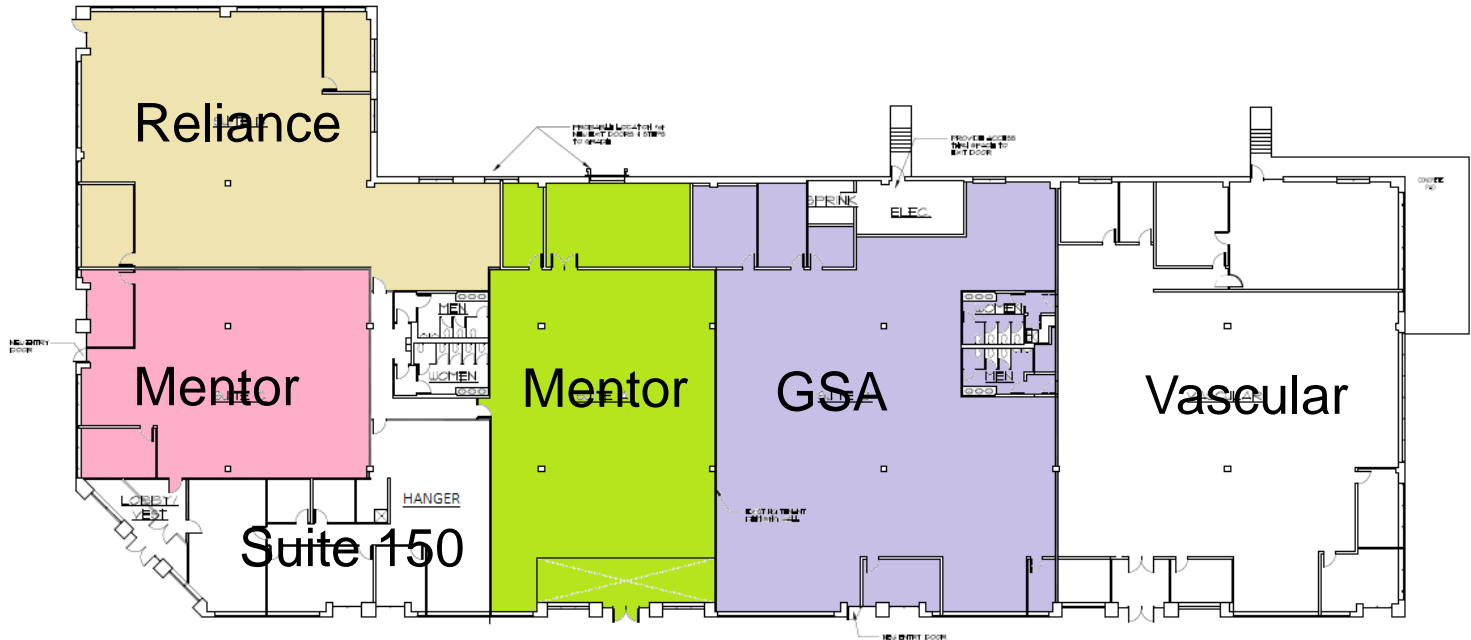
McGowan Corporate Real Estate Advisors
1275 Glenlivet Drive, Suite 100
Allentown, PA 18106-3107

www.mcgowanadvisors.com

Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice.

CLASS A OFFICE FOR LEASE

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



AVAILABILITY

- 2,934 SF, Suite 150 - Hanger
(Aug 22 or sooner)

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

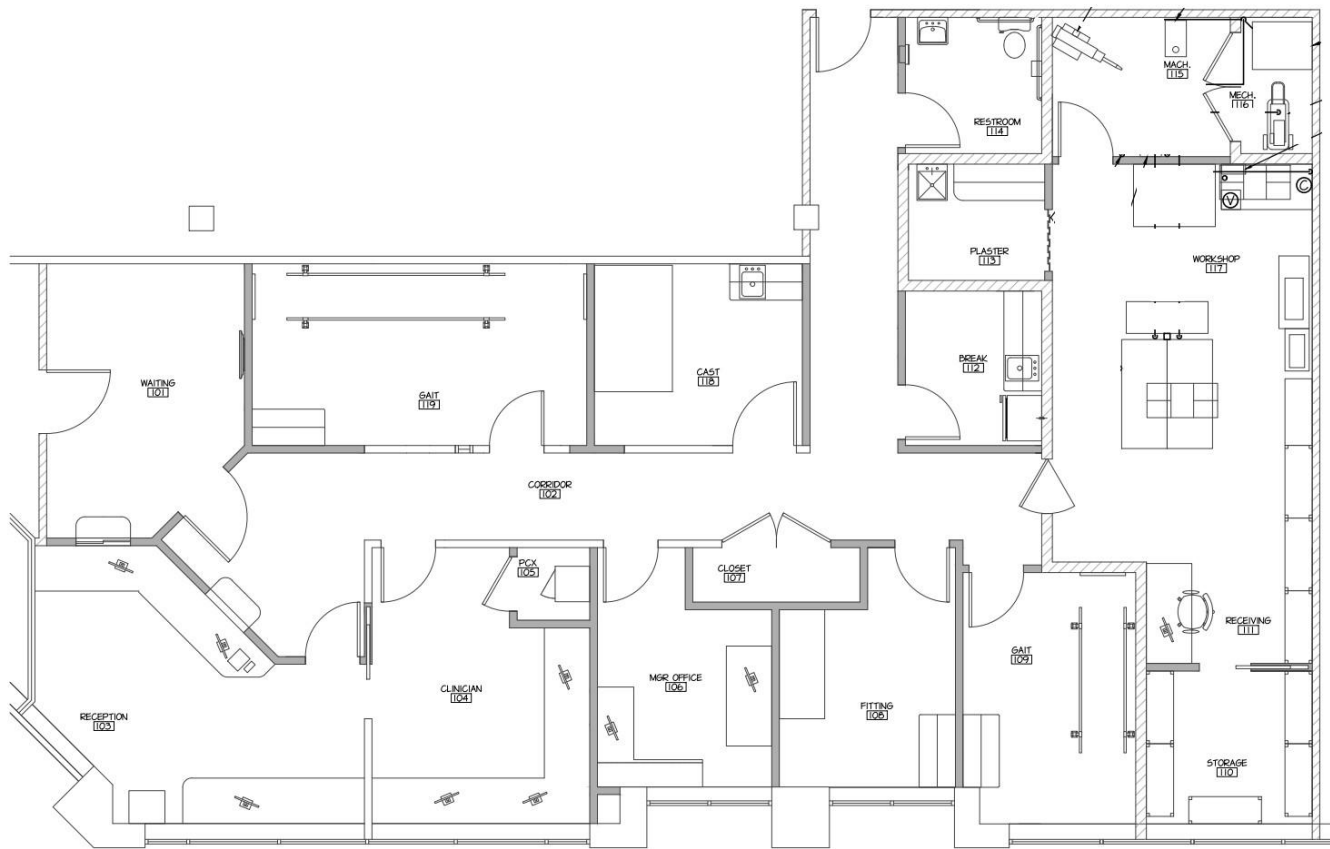
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HANGER SUITE FLOOR PLAN



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