



**FOR LEASE**

**272**

**272 BROADHEAD ROAD  
BETHLEHEM, PA 18017**

## Up to 7 Months Free Rent

\*1 month of free base rent, or bonus TI credit equivalent, for each lease year up to 7 years of initial term

AVAILABLE SPACE

**2,389-8,701 SF**

### **272 Brodhead Road: Highly Visible, Flexible Office Suite with Modern Layout & Amenities**

This prominent modern office suite is available at 272 Brodhead Road, located in a highly desirable office park, features a modern, flexible floor plan that blends open office areas with private meeting rooms and a stylish café ideal for gathering & employee collaboration. High ceilings & plentiful natural light create a bright, spacious environment that enhances productivity and comfort.

**Lease Type:** Triple Net (NNN)

**Unit Size:** 8,701 SF

(Subdividable to 2,389 & 6,312 SF)

**Building Size:** 59,286 SF

**Date Available:** Immediately

**Property Type:** Office

**Building Class:** B

**Year Built:** 2003

**Year Renovated:** 2018

**Lot Size:** 6.00 AC

**Parking Ratio:** 2.5/1,000 SF

**Zoning:** 14PIBD

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**CHANNEL**  
REAL ESTATE

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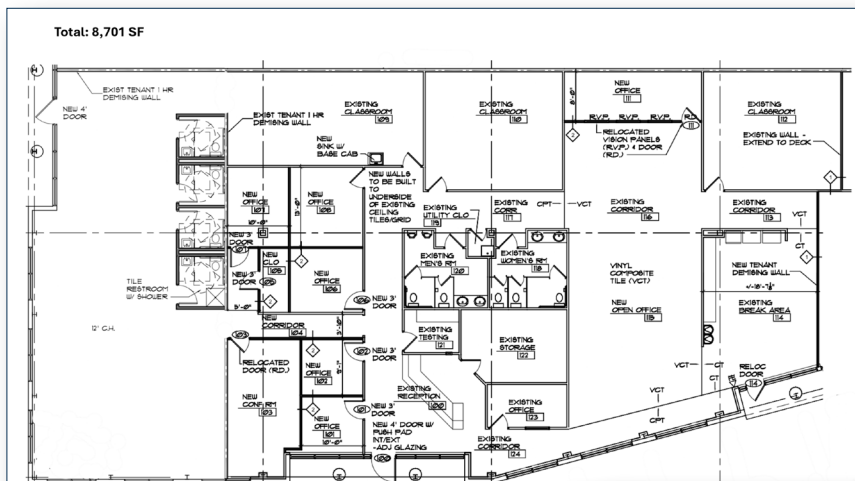
**2,389-8,701 SF**

**Visibility and Convenience:** This suite is positioned at the front of the building, prominently located along Brodhead Road in LVIP IV & V. It's located between Routes 191, 512, & 22 and minutes from Routes 33 & 329.

**Designed for Comfort and Collaboration:** High ceilings and large windows allow plentiful natural light. Convenient parking directly in front of the space.

**Flexibility:** Space can be delivered in multiple sizes, including 2,389, 6,312, or 8,701 square feet, and modified to meet a Tenant's optimal space configuration.

**Proximity to Essential Services and Lifestyle Amenities:** Surrounding amenities include Wegmans, Dunkin', Wawa (coming 2026), numerous local dining options, CVS Pharmacy, St Luke's University Fitness & Health Complex, dry cleaning, banks, and more.



Important Notice: This floorplan is intended to provide a general representation of the as-built configuration at the time the drawing was created and is not guaranteed to be completely accurate; errors or omissions may exist. All dimensions, details, and conditions must be verified by a qualified professional before being relied upon. This drawing is not a substitute for certified construction documents.

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