

**1685 Valley Center Parkway
Bethlehem, PA 18017**

McGowan
Corporate Real Estate Advisors



Class A Office For Lease

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

AVAILABILITY

- 4,707 RSF of vacant space available

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
- Workstation Area
- Open Kitchen with Walkup Bar and Recreation Room
- Outdoor BBQ Area
- Signage Availability
- 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
6081 Hamilton Drive Suite 600
Allentown, PA 18106

kevin@mcgowanadvisors.com

(484) 222-6900 O

(610) 233-6490 C

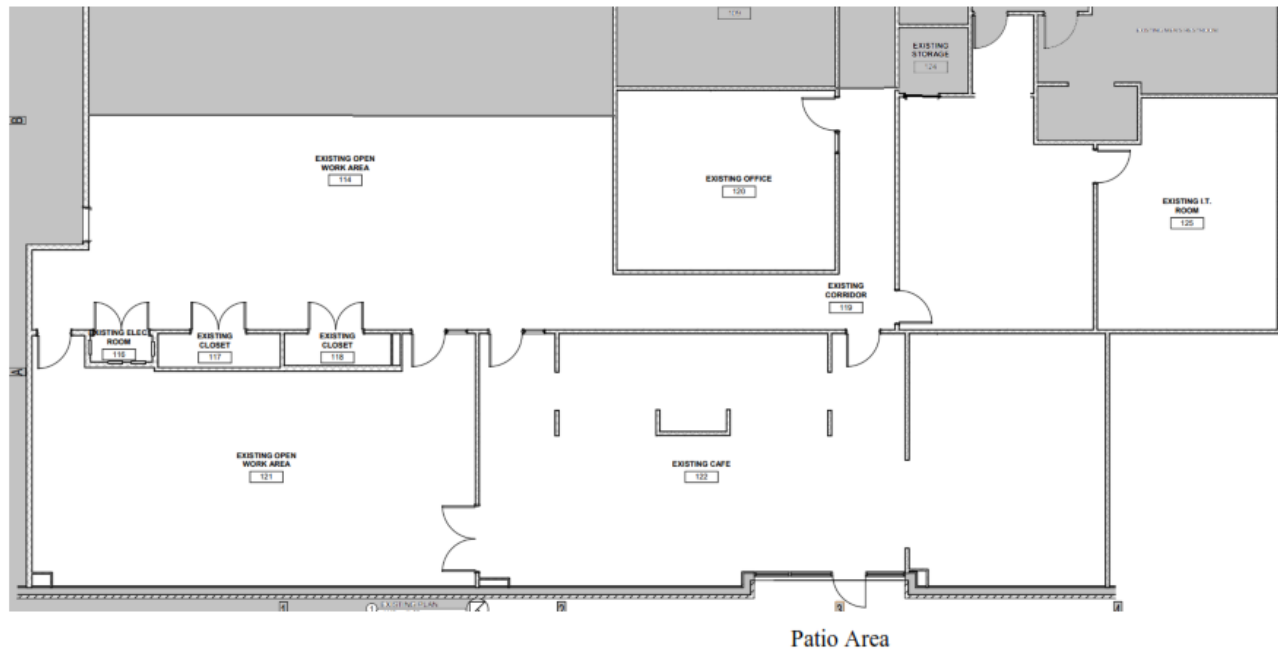
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Suite 160: Entrance off lobby, private exterior patio, 4,707 RSF



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Photos of past occupancy, delivered without furniture

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