

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/I 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](mailto:kevin@mcgowanadvisors.com)

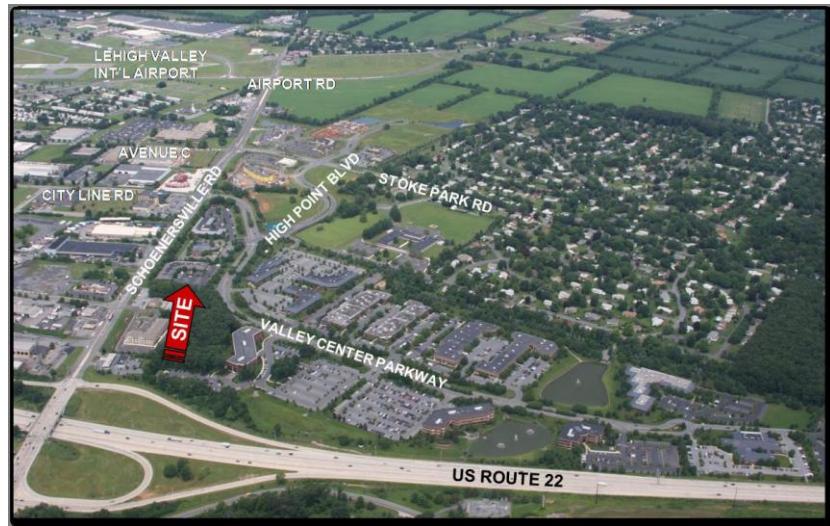
(484) 222-6900 O

(610) 233-6490 C

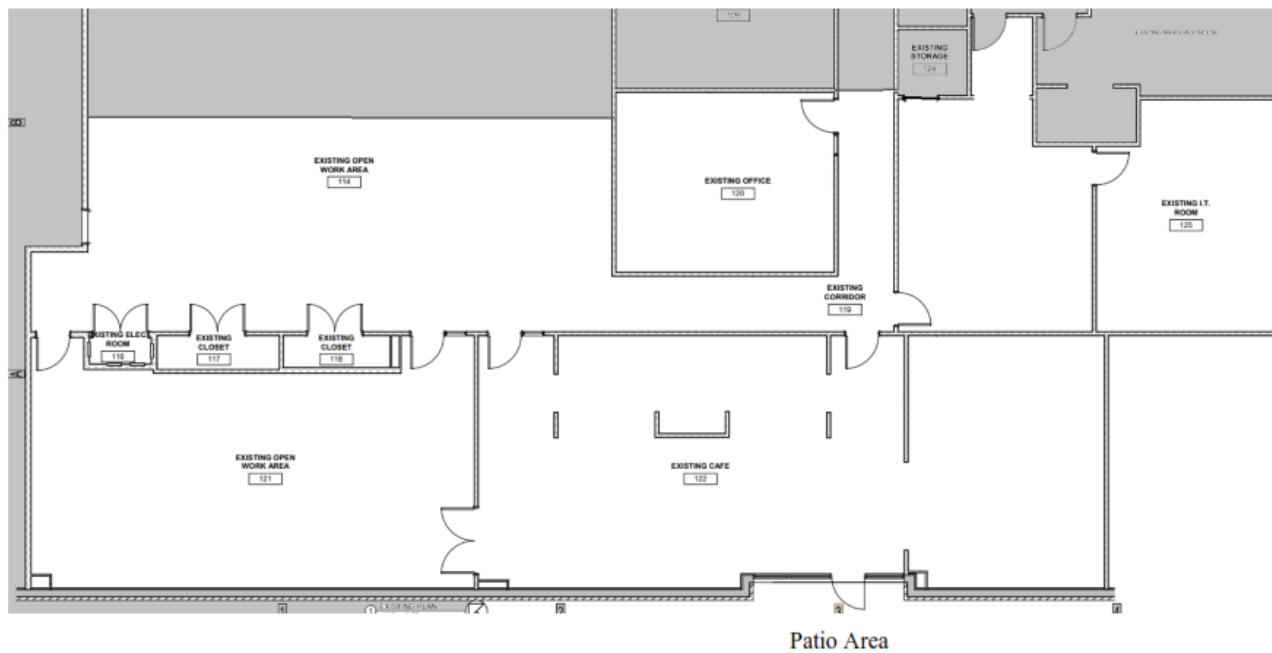
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Suite 160: Entrance off lobby, private exterior patio, 4,707 RSF



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Photos of past occupancy, delivered without furniture

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