



3100 Emrick Boulevard

Bethlehem, Pennsylvania 18020

Property Highlights

- Shell Condition Ready for Customization
- Aggressive TI Packages Offered

Property Overview

- Class A office building
- 3,000-7,772 SF first floor office
- Highly visible location in professional office park LVIP VI
- Ample parking and area amenities nearby
- Located in close proximity to multiple medical care related sites and corporate neighbors
- Directly off Route 33 with easy access to Route 22 and I-78

Offering Summary

Lease Rate:	\$21.00 SF/yr (plus Utilities and Janitorial)
Building Size:	47,585 SF
Available SF:	3,000 - 7,772 SF

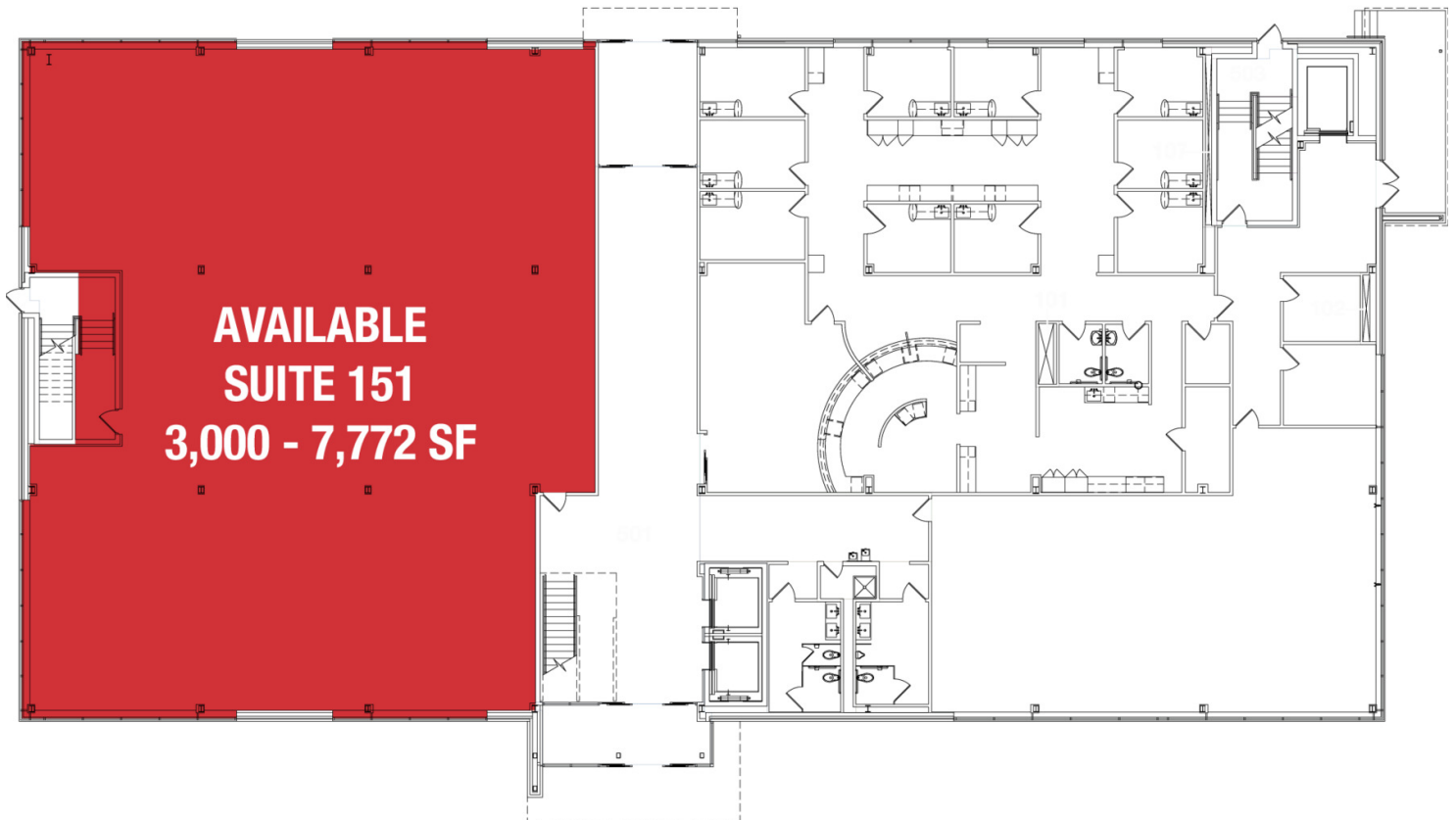
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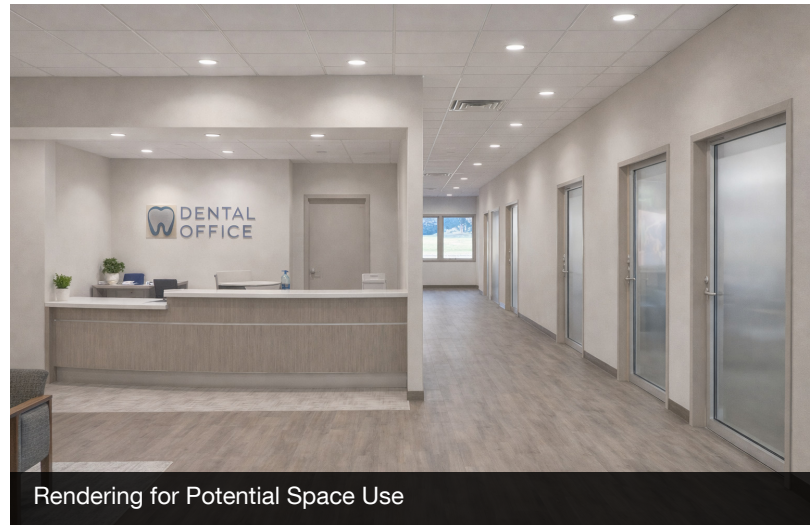
First Floor Hallway



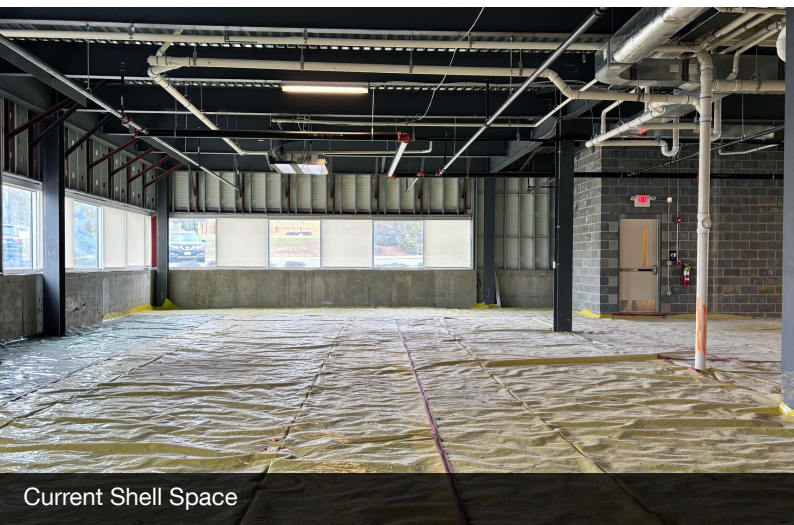
Main Entrance



Current Shell Space



Rendering for Potential Space Use



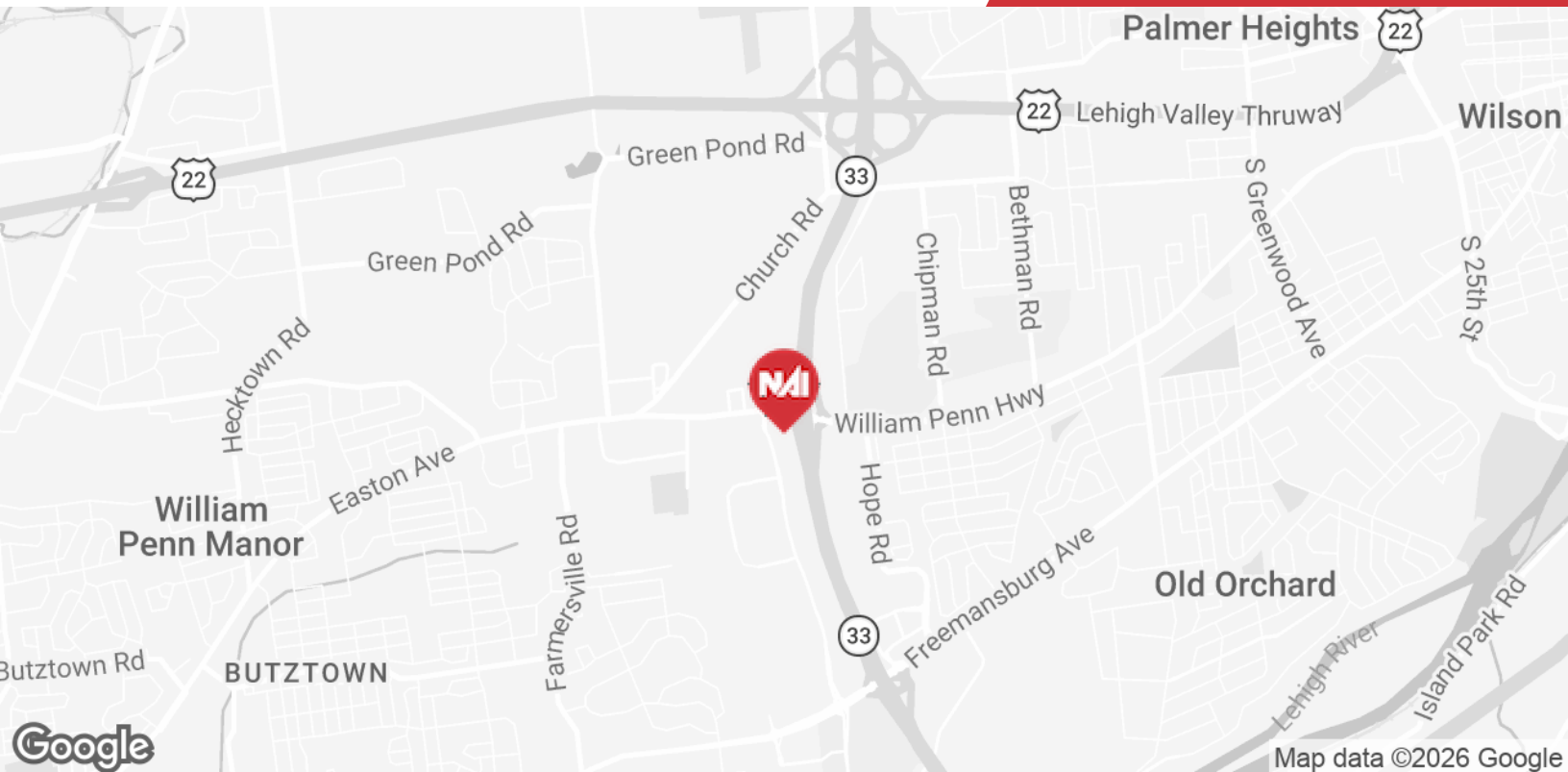
Current Shell Space



Rendering for Potential Space Use

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	Time	Miles
Route 33	2 min	0.4 miles
Route 22	4 min	2 miles
I-78	5 min	3 miles
I-476	25 min	19 miles

Location Advantages

- Less than a mile from Route 33 provides quick access to Route 22 and I-78
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

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