

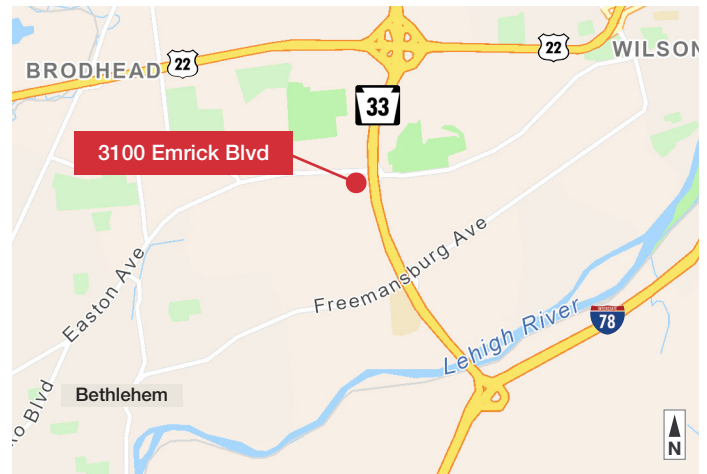


3100 Emrick Boulevard Bethlehem, Northampton County, PA

Property Features

- Class A office building
- 3,000-7,772 SF first floor office suite available
- Shell condition and ready for customization
- 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
- **Lease rate: \$21.00/SF Modified Gross plus Utilities and Janitorial**

Aggressive Tenant Improvement Packages Offered!



For more information:

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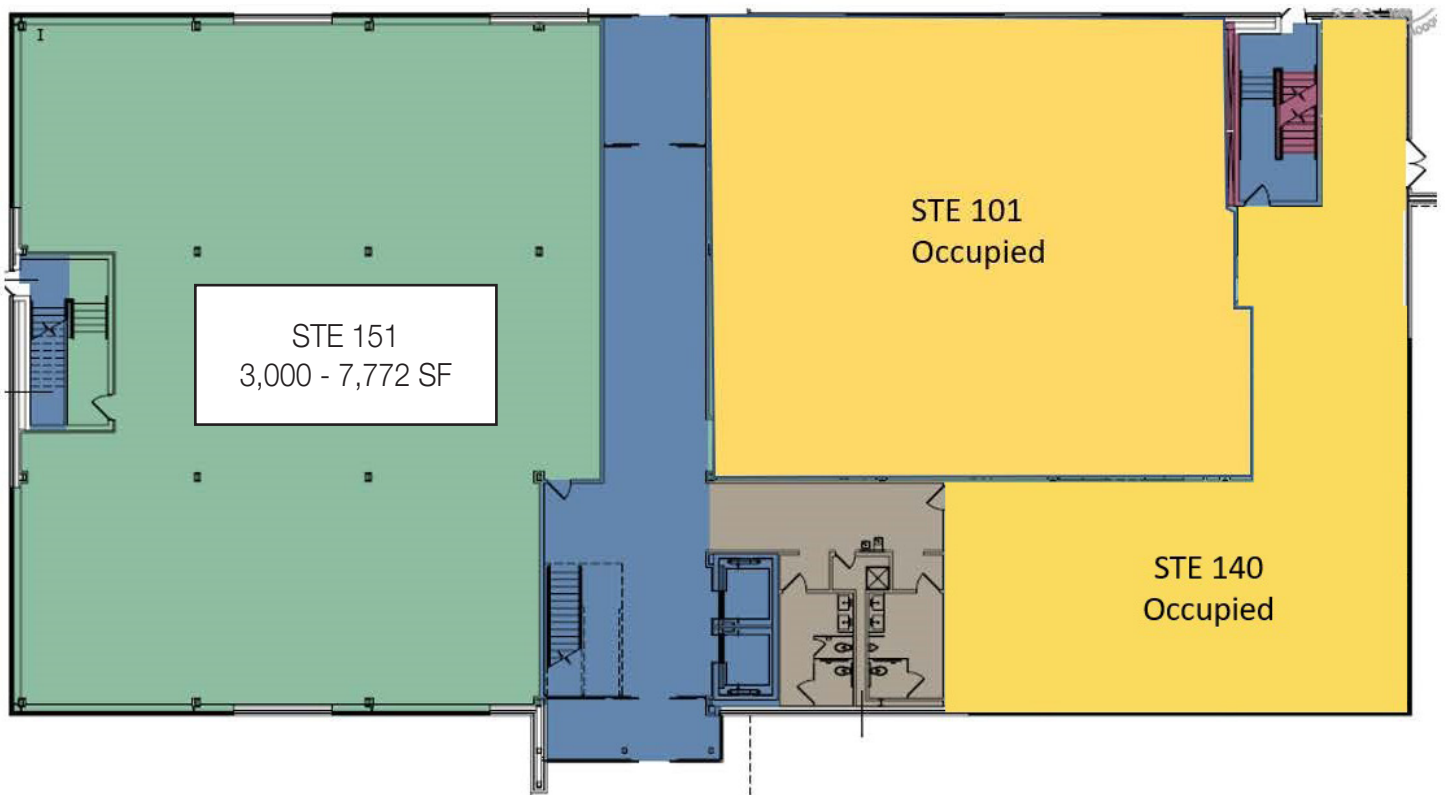
NAI Summit

1620 Pond Rd, Suite 150
Allentown PA 18104

610.264.0200 | naisummit.com

AVAILABLE OFFICE SUITES **BUILDING FLOOR PLAN**

1st Floor



3100 EMRICK BLVD BETHLEHEM, PA



Area Overview

Situated between William Penn Highway and Freemansburg Avenue, adjacent to PA Route 33.

Location provides quick access to Routes 22 and I-78

Area amenities include Southmont Plaza, a shopping center with major retailers

One mile drive to St. Luke's Hospital- Anderson Campus

AREA DEMOGRAPHICS

| Key Facts | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|-----------|
| Population | 6,385 | 51,263 | 136,702 |
| Median Age | 45.1 | 46.3 | 42.8 |
| Average HH Income | \$150,711 | \$122,041 | \$108,494 |
| Total Businesses | 287 | 1,618 | 4,821 |
| Total Employees | 5,114 | 19,286 | 56,030 |

TRAFFIC COUNTS

| Street | Distance | Cross-Street | Year | Count |
|------------|----------|-------------------|------|--------|
| Easton Ave | 0.21 | William Penn Ct E | 2020 | 15,603 |
| Easton Ave | 0.28 | William Penn Ct W | 2017 | 11,637 |
| Hope Road | 0.49 | Hope Ridge Dr | 2020 | 3,240 |