



FOR LEASE

272

**272 BROADHEAD ROAD
BETHLEHEM, PA 18017**

AVAILABLE SPACE

2,389-8,701 SF

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

This prominent modern office suite is available at 272 Broadhead 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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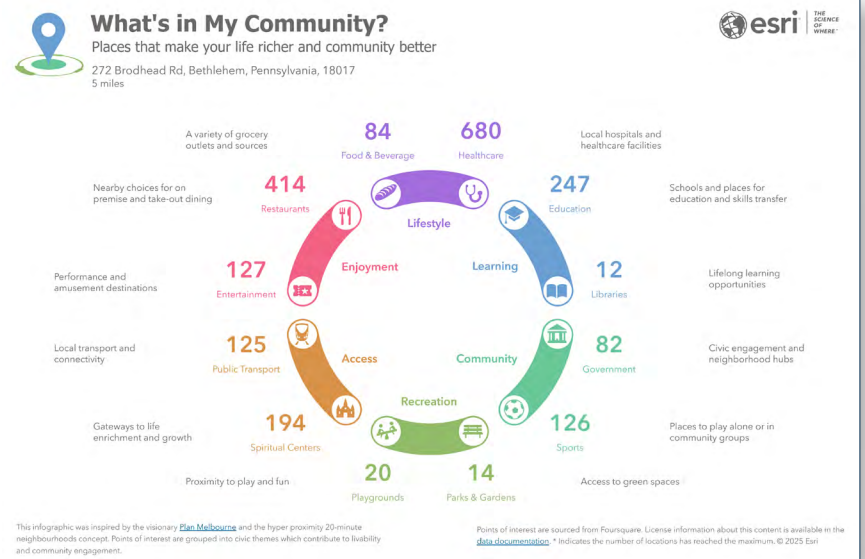
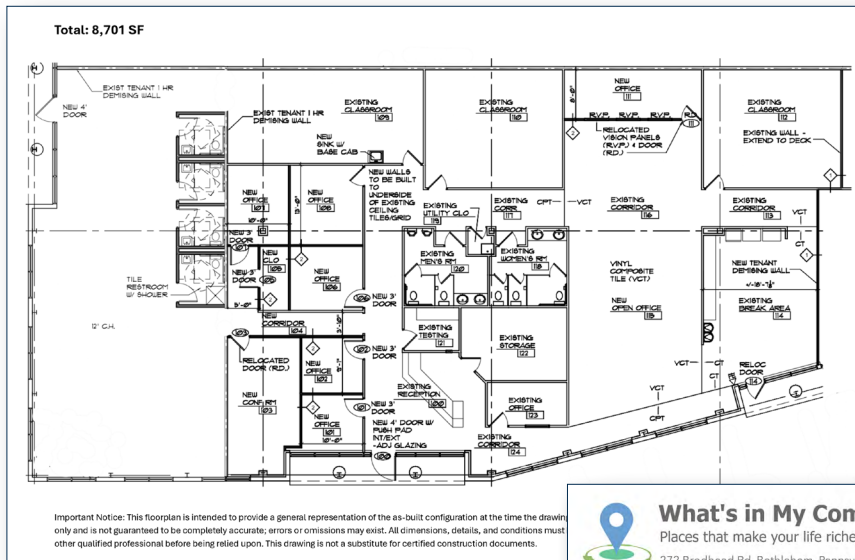
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Visibility and Convenience: This suite is positioned at the front of the building, prominently located along Broadhead Road in LVIP IV & V. It's located between Routes 191, 512, & 22 and minutes from Routes 33 & 329.

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.



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