

FOR LEASE



Class A Office Space

Suite 101 - 14,313 SF

Suite 204 - 4,063 SF

3001 EMRICK BOULEVARD

BETHLEHEM, PA



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate	\$17.00 SF Triple Net
Building Size	71,400 SF
Available SF	Suite 101 - 14,313 SF Suite 204 - 4,063 SF
Lot Size	6.32 acres
Year Built	2001
Roof	Flat with Rubber Cover
Fire Protection	Fully Sprinklered Building
Structural	Steel and Masonry, Concrete Slab On-Grade Building
Utilities	City Sewer / BTMA Electricity / PP&L
Stories	3
Zoning	LIP - Light Industrial Office Bethlehem Township, PA
Parking Ratio	5.00/1,000 SG
Access/Security	24/7 Access, Normal Business Hours, Card Reader
Power Protection	Back-up Generator shared by Provident Bank and Brown & Brown
HVAC	Gas hot air and Central AC
Elevators	2



Property Overview

Located in the booming Lehigh Valley, 3001 Emrick has the benefit of being surrounded by a plethora of business activity and investment. With a growing population of **665,441**, and a labor force of **344,623** strong, the Lehigh Valley is a thriving metropolis— ranked 65th out of 382 largest metros in the United States. As described by the New York Times, the Lehigh Valley “provides a gateway to the nation’s biggest metropolitan area” due to its close proximity to highways and easy access to much of the eastern seaboard.



Excellent
highway access



Well maintained —
institutionally owned
and occupied



5.0/1,000 SF
above market
parking ratio

3001 Emrick Boulevard | Bethlehem, PA 17110

PROPERTY INTERIOR



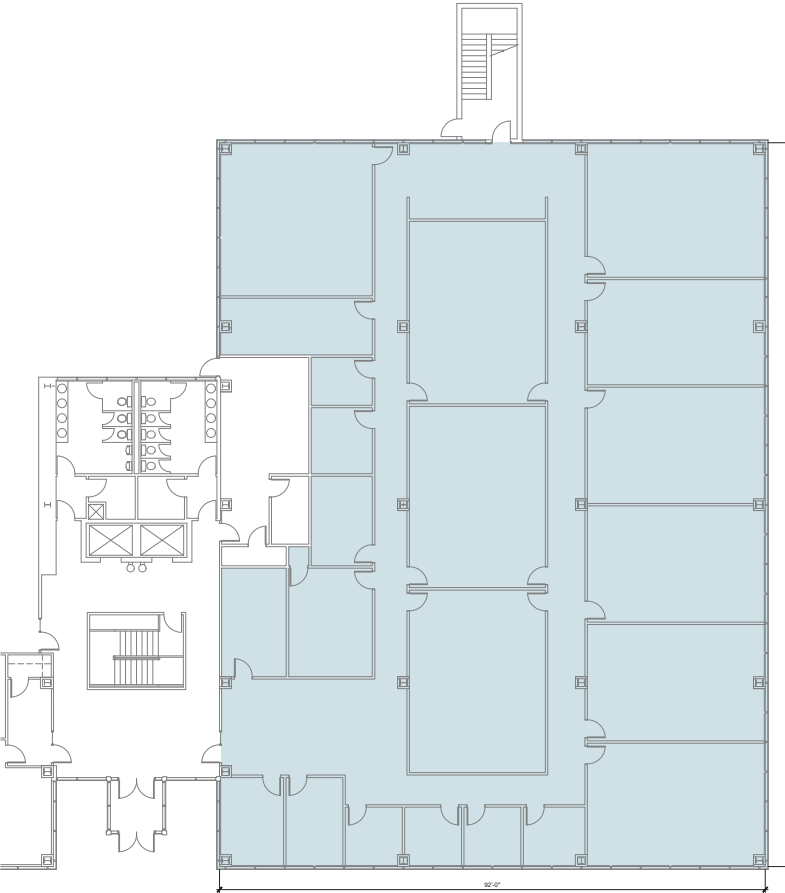
3001 Emrick Boulevard | Bethlehem, PA 17110

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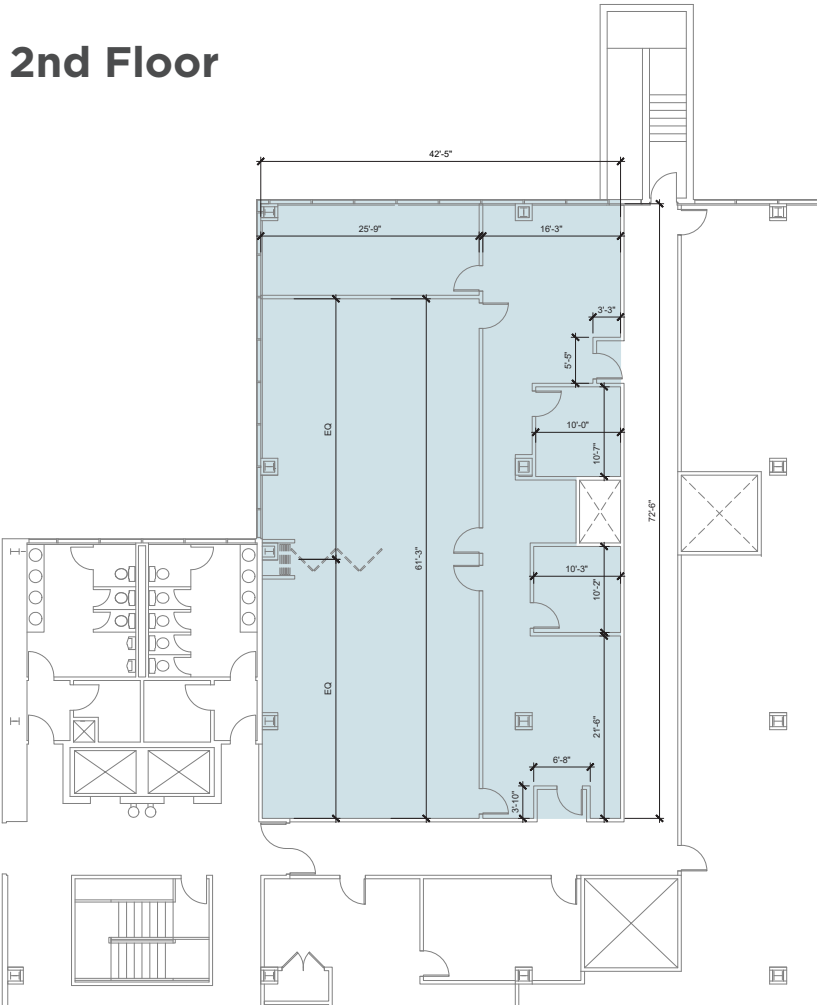
FLOOR PLAN

1st Floor



Suite 101 - 14,313 SF

2nd Floor



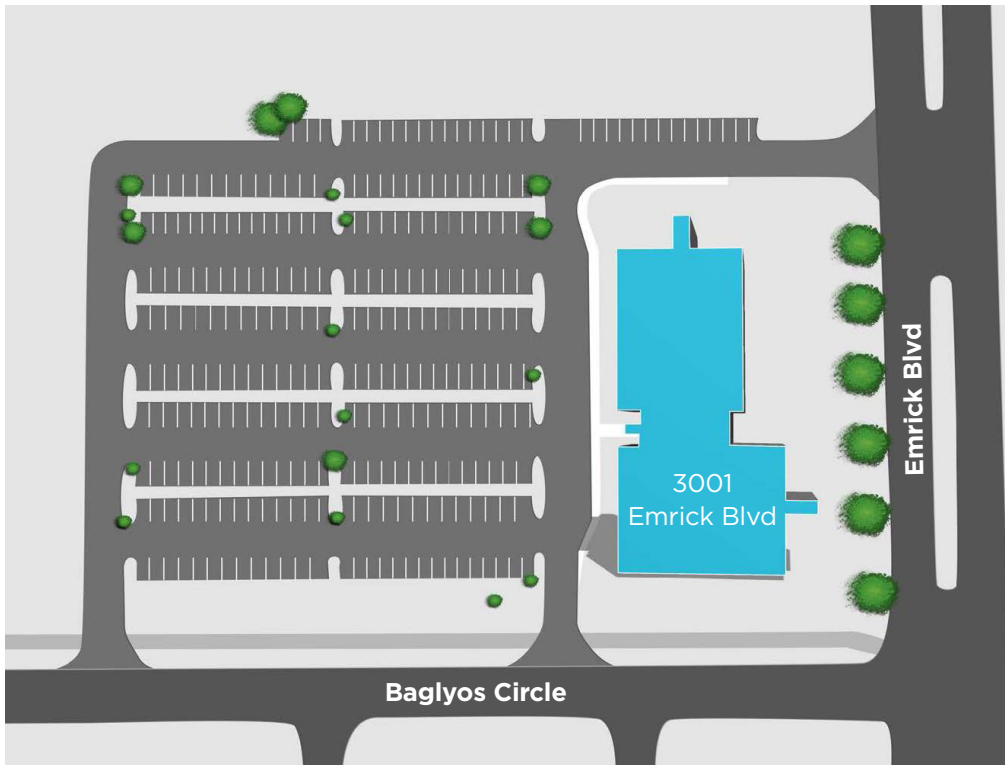
Suite 204 - 4,063 SF

AREA AMENITIES



3001 Emrick Boulevard | Bethlehem, PA 17110

SITE PLAN



CONTACT INFORMATION

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