

# FOR LEASE



**Class A Office Space**

**Suite 101 - 14,313 SF**

**Suite 110 - 5,158 SF**

**Suite 204 - 4,063 SF**

## 3001 EMRICK BOULEVARD

**BETHLEHEM, PA**



# PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Lease Rate	\$17.00 SF Triple Net
Building Size	71,400 SF
Available SF	Suite 101 - 14,313 SF Suite 110 - 5,158 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



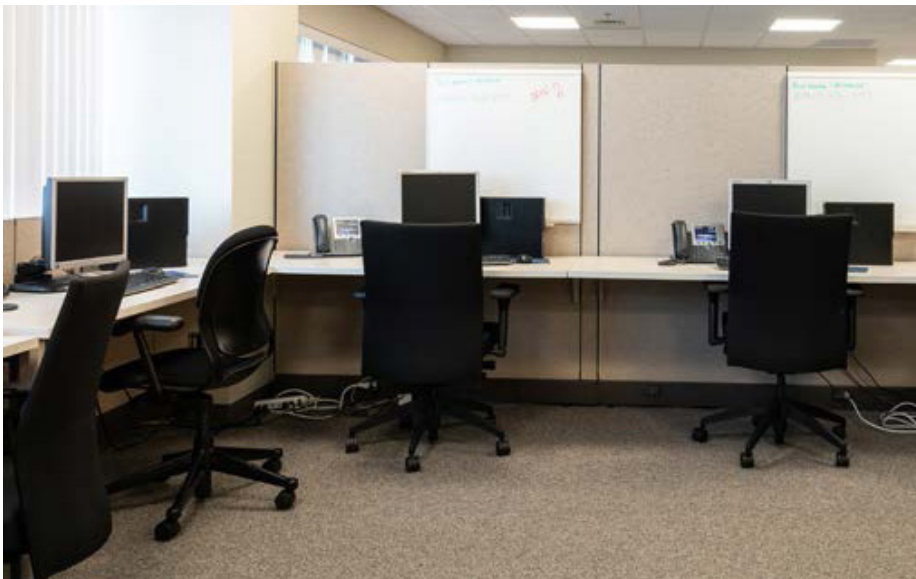
Well maintained —  
institutionally owned  
and occupied



5.0/1,000 SF  
above market  
parking ratio

3001 Emrick Boulevard | Bethlehem, PA 17110

# PROPERTY INTERIOR



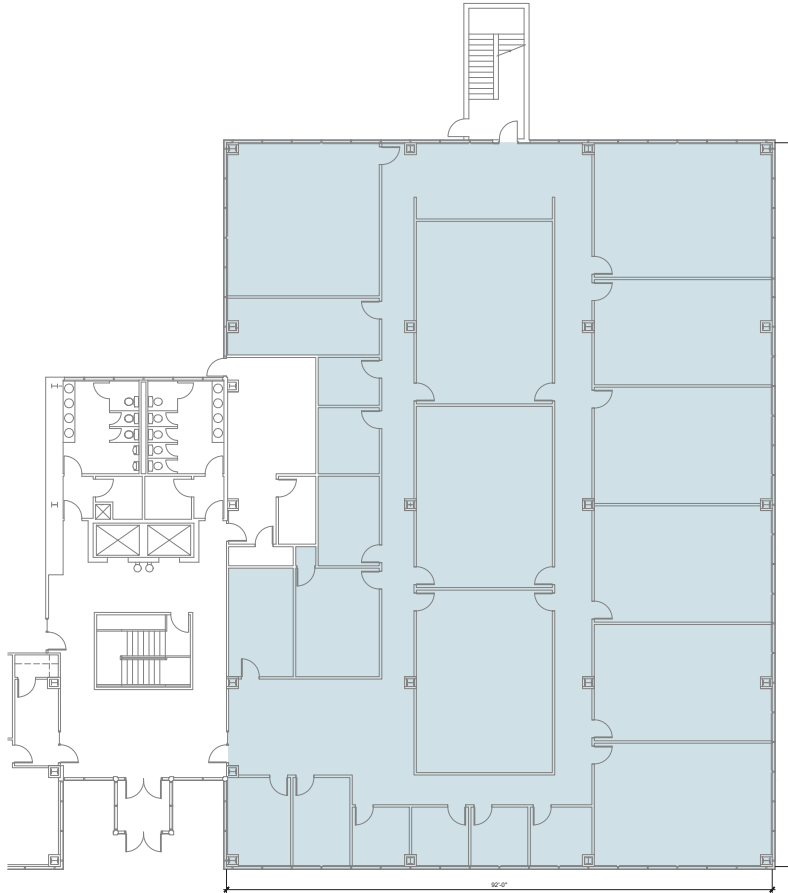
3001 Emrick Boulevard | Bethlehem, PA 17110

# PROPERTY INTERIOR

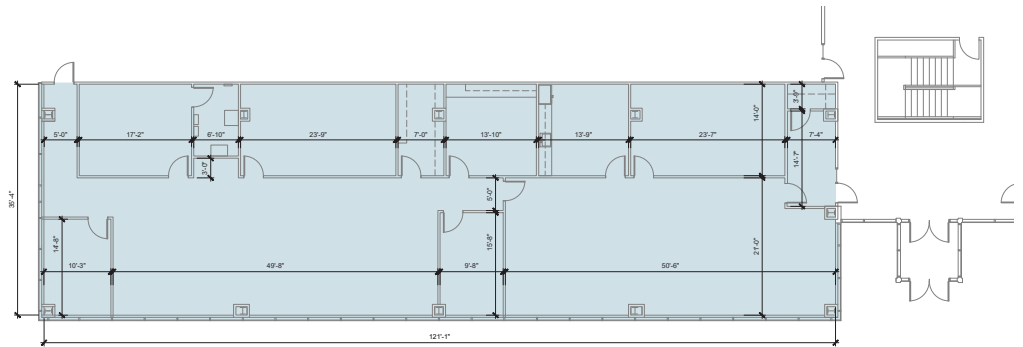


# FLOOR PLAN

## 1st Floor



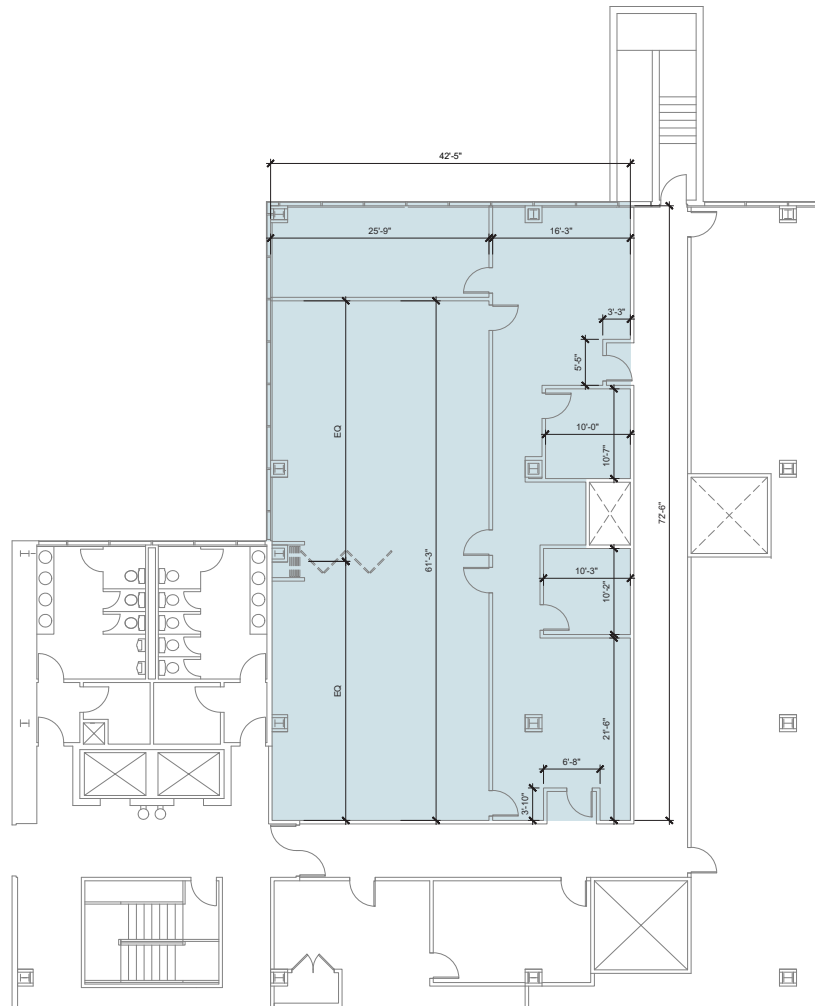
Suite 101 - 14,313 SF



Suite 110 - 5,158 SF

# FLOOR PLAN

## 2nd Floor

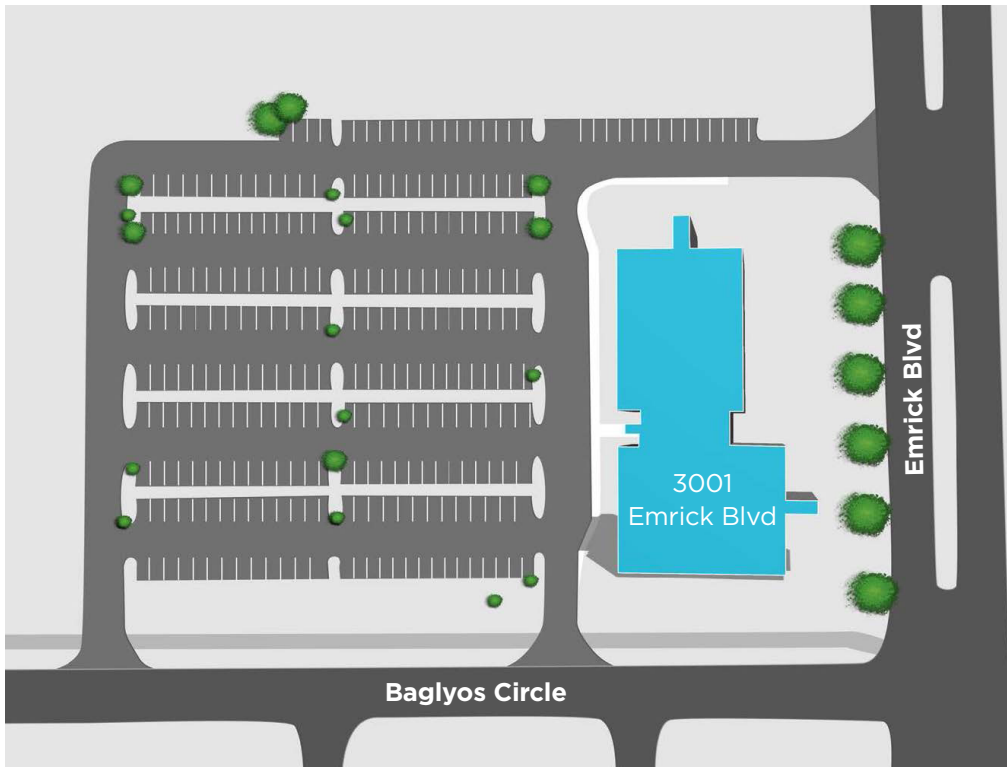


Suite 204 - 4,063 SF

# AREA AMENITIES



# SITE PLAN





# CONTACT INFORMATION

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