



LEHIGH
UNIVERSITY®

Lehigh University
Office of Real Estate Services
306 S. New St. Suite 428
Bethlehem, PA 18015
Tel. 610-758-3261

202 W. 4th Street Bethlehem PA 18017 – FOR LEASE



2900 sq. ft. of retail/office space for lease (entire first floor)

- Located in Bethlehem's Historic District
- Rent negotiable with or without fit out
- Private Parking (6 spaces)
- Immediately Available
- Zoned Commercial Business District
- Modified Gross Lease - Landlord responsible for snow and groundskeeping, water, sewer, HVAC/Plumbing routine maintenance, trash removal, parking lot/sidewalk maintenance, fire system/extinguisher maintenance, property management
- Highly visible location
- Easy access to Route 22 and 378
- Lease term 5-10 years
- Walking distance to Lehigh University

Contact: Elijah Miller, CCIM, SIOR
Commercial Leasing Manager
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