



1605 Valley Center Parkway

— • Bethlehem, PA • —



95,019 SF
FOR SALE OR LEASE

A PREMIER CLASS A OFFICE OPPORTUNITY

1605 Valley Center Parkway is a 95,019 SF Class A office building located within Lehigh Valley Corporate Center. Situated on 13.26 acres, the property offers exceptional visibility, abundant parking, and immediate access to Route 22, Route 33, I-78, and I-476. Extensive recent capital improvements have transformed the building into a modern, move-in-ready workplace.

- Sale Price: Subject to Guidance
- Lease Rate: \$25.95/SF + In-Suite Janitorial
- Building Size: 95,019 SF
- Stories: 3
- Site Size: 13.26 Acres
- Parking Ratio: 5.0/1,000 SF





EXTENSIVELY RENOVATED. MOVE-IN READY.

Significant capital investments have enhanced every aspect of the property, from critical building systems and modernized interiors to exterior improvements and site enhancements. These updates provide tenants with a high-quality, move-in-ready workplace while supporting long-term building performance and operational efficiency.

Building Systems

- New roof
- New HVAC RTUs for all floors
- New Building Management System
- Fire alarm upgrade
- New access control system

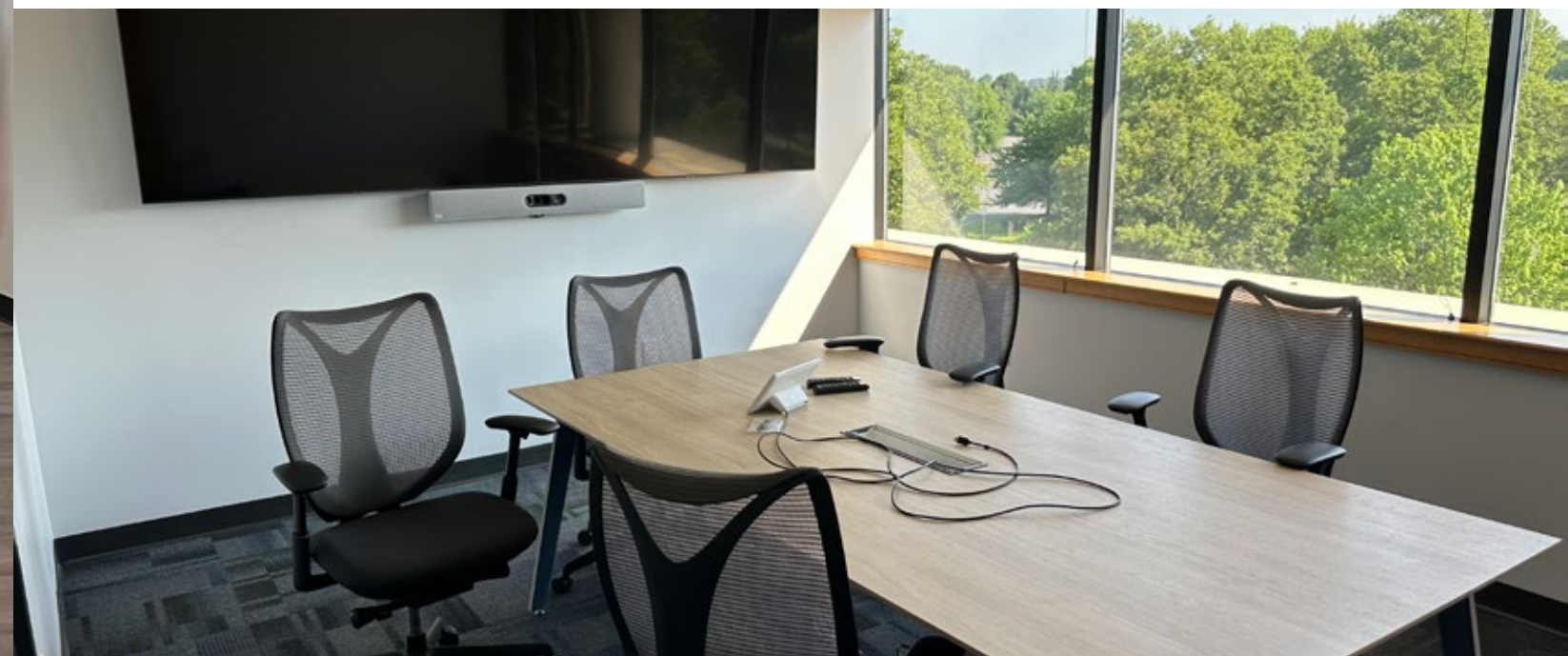
Interior Enhancements

- Fully renovated 2nd & 3rd floors
- New LED interior lighting
- New flooring
- New furniture
- Updated kitchens & pantries
- Cosmetic updates throughout

Exterior & Site Improvements

- EV charger
- LED parking lot lights
- Parking lot striping
- Façade cleaning & repairs
- Landscape updates





DESIGNED FOR TODAY'S WORKPLACE

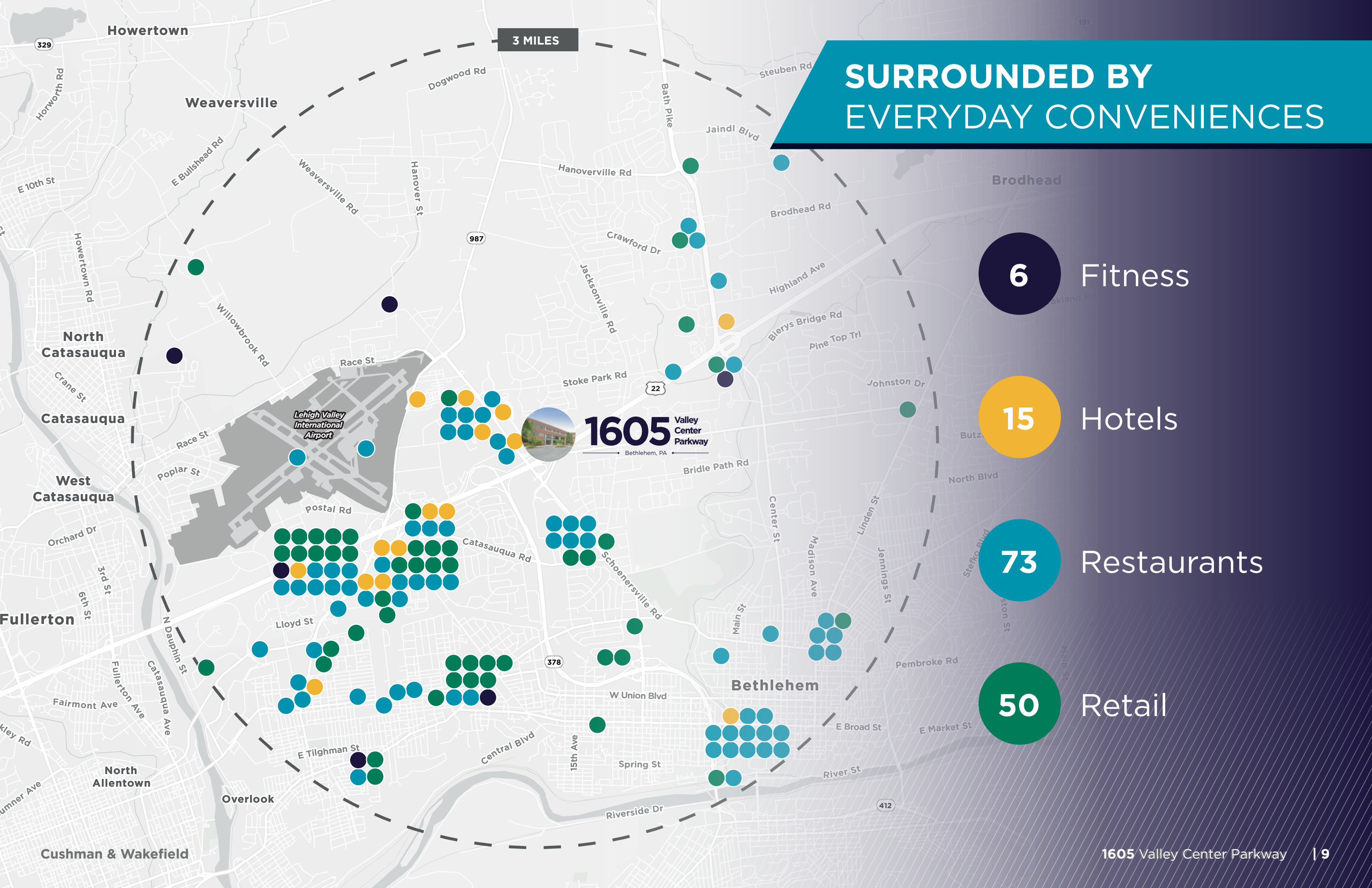
Thoughtfully renovated interiors combine modern workspaces, collaborative meeting areas, refreshed employee amenities, and inviting common spaces to create an environment that supports productivity, flexibility, and employee well-being.

Cushman & Wakefield



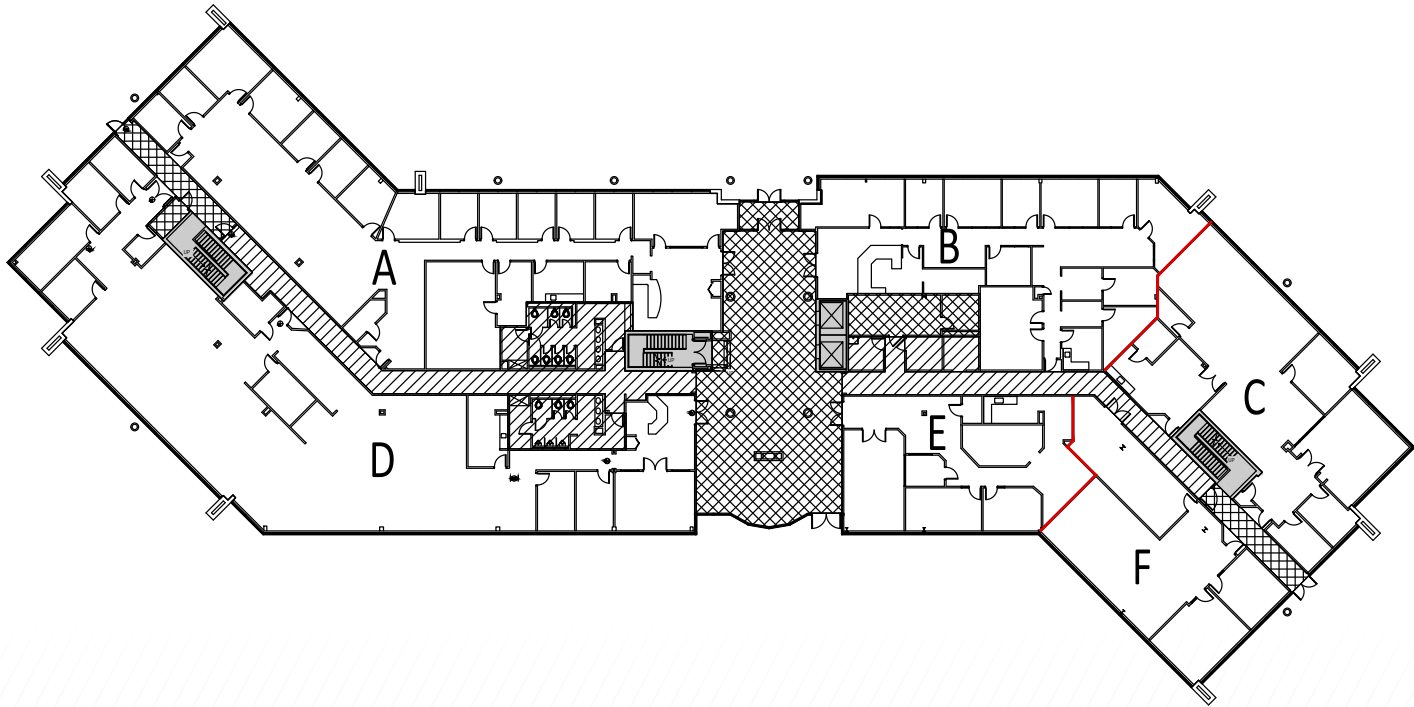
1605 Valley Center Parkway | 7

**SURROUNDED BY
EVERYDAY CONVENIENCES**

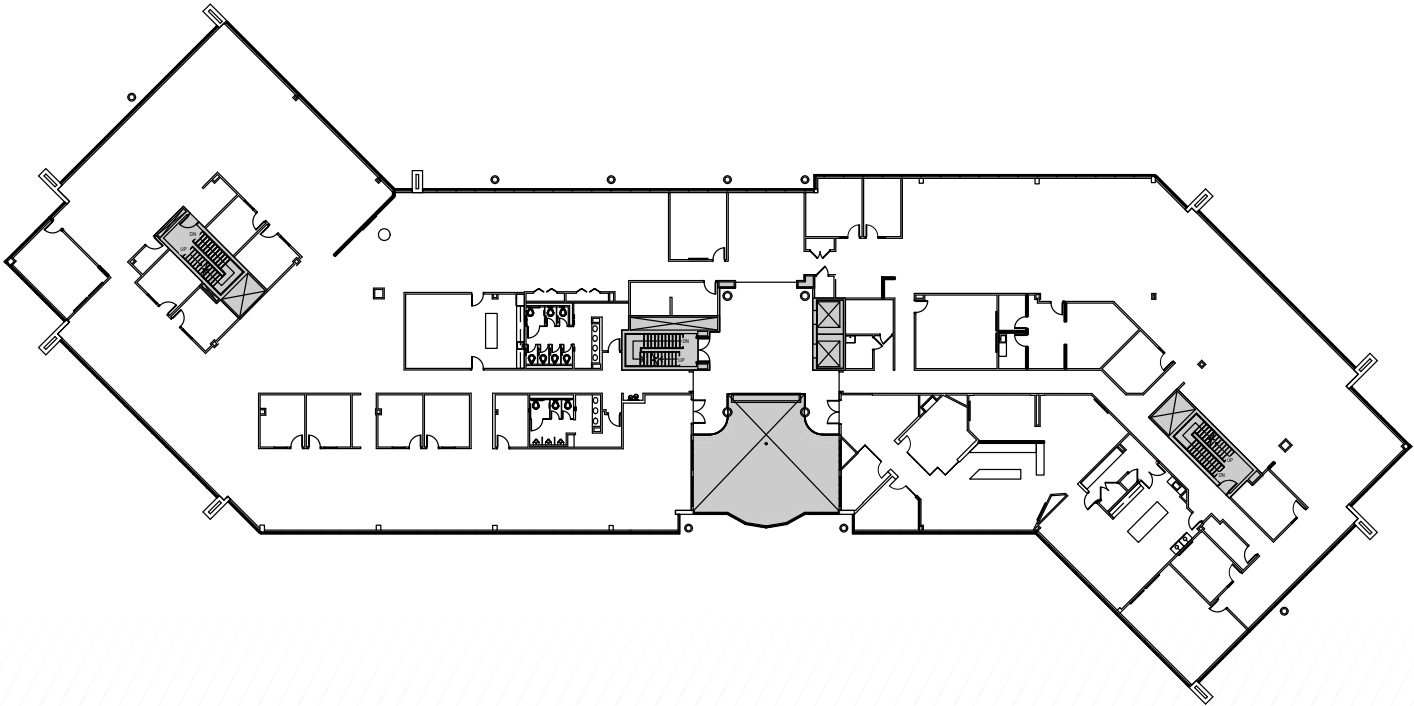


AVAILABILITIES

FIRST FLOOR
31,673 SF

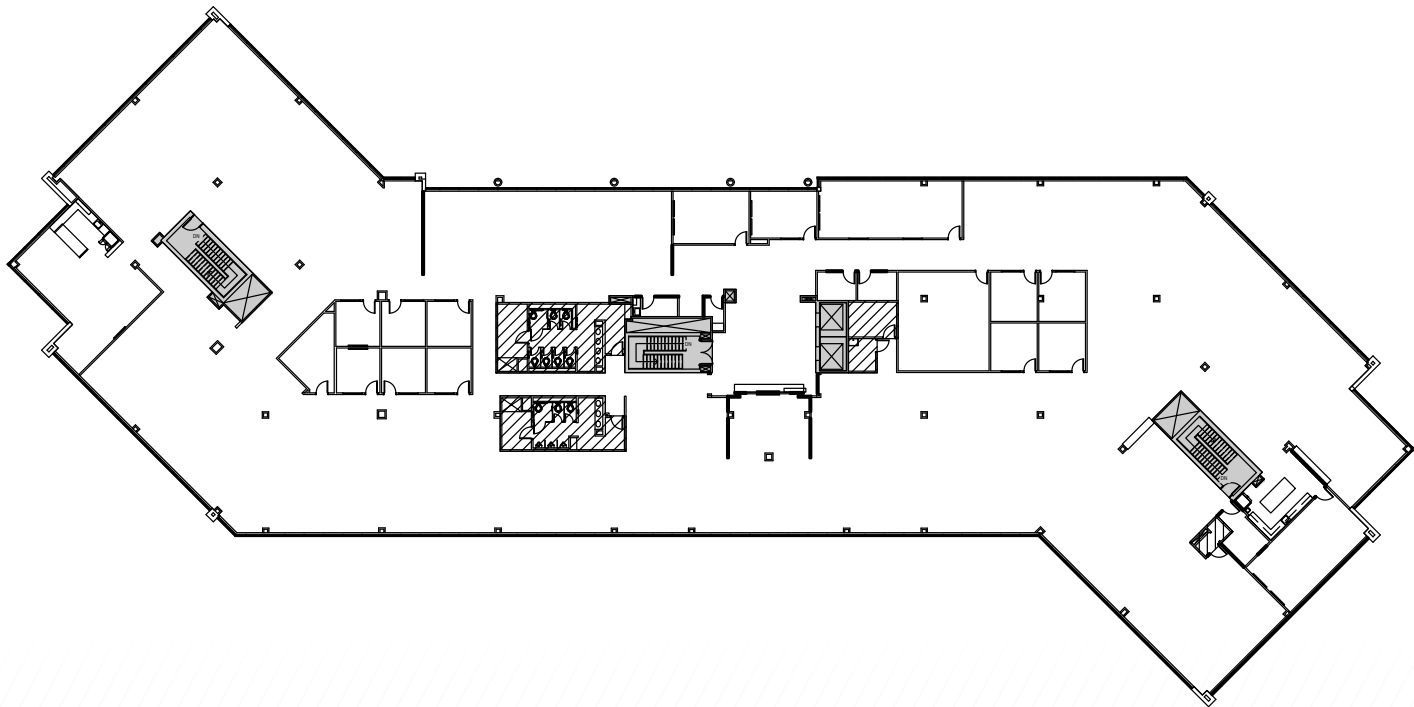


SECOND FLOOR
31,673 SF



AVAILABILITIES

THIRD FLOOR
31,673 SF



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FOR MORE INFORMATION, PLEASE CONTACT:

JASON SOURBEER

717 231 7451

Jason.Sourbeer@cushwake.com

SHAWN STRAKA

908 338 7731

Shawn.Straka@cushwake.com



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