

1685 Valley Center Parkway
Bethlehem, PA 18017

McGowan
Corporate Real Estate Advisors



Class A Office For Lease

As exclusive agents, we are pleased to offer the following space for lease or sale within the Lehigh Valley Corporate Center:

AVAILABILITY

- 7,764 SF of vacant space available
- Can be subdivided approximately 3,100 SF to 4,600 SF

LOCATION

- Immediate Access via Schoenersville Road to Route 22
- Within minutes of Route 378 & 33
- Within minutes Lehigh Valley Int'l Airport
- Within One Mile of Lehigh Valley Hospital

AMENITIES

- Hotel, restaurant & retail shops w/ LVCC
- 2 miles of jogging trails
- Professional landscaping with ponds, fountains and sculptures

FEATURES

- 27,200 SF office building
- Visibility from Valley Center Parkway
- Reception Area
- Workstations
- Open Kitchen with Walkup Bar and Recreation Room
- Outdoor BBQ Area
- Private Offices
- Conference Rooms
- Signage Availability
- Private Restrooms
- High Speed Internet
- 120/208 volt electric service
- Park contains 25 offices and retail buildings

For further information, please contact:

Kevin McGowan CCIM, SIOR

McGowan Corporate Real Estate Advisors
6081 Hamilton Drive Suite 600
Allentown, PA 18106

kevin@mcgowanadvisors.com

(484) 222-6900 O

(610) 233-6490 C

Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice.



Can be subdivided horizontally in the range of the red line which would be approximately 3,100 SF to 4,600 SF



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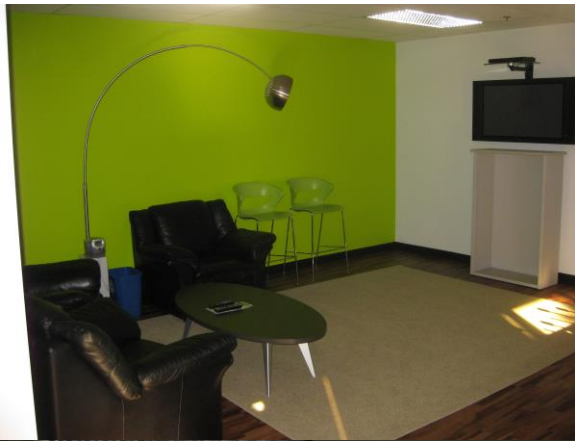
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