

CLASS 'A+' SPACE FOR LEASE

LEHIGH VALLEY CORPORATE CENTER

1655 Valley Center Parkway - Bethlehem, PA



FEATURES:

- Traditional or Medical Office
- Private Restrooms within space
- Direct visibility from Valley Center Parkway with signage available
- Large open Reception Area with private consultation office, granite flooring and built-in reception desk; space can be further improved to meet tenant's requirement.
- Direct Exterior Access from various locations within suite
- Parking Ratio: 4.6:1000
- Fiber and T-1 line up to DS3 available; 120/208 Volt Electric Service

8,800 SF

*100% Office Unit in
Move-In Condition*

Entire building purchase of 29,000+ SF for owner/user results in investment income, as the balance of space is leased.

For More Info, Contact:

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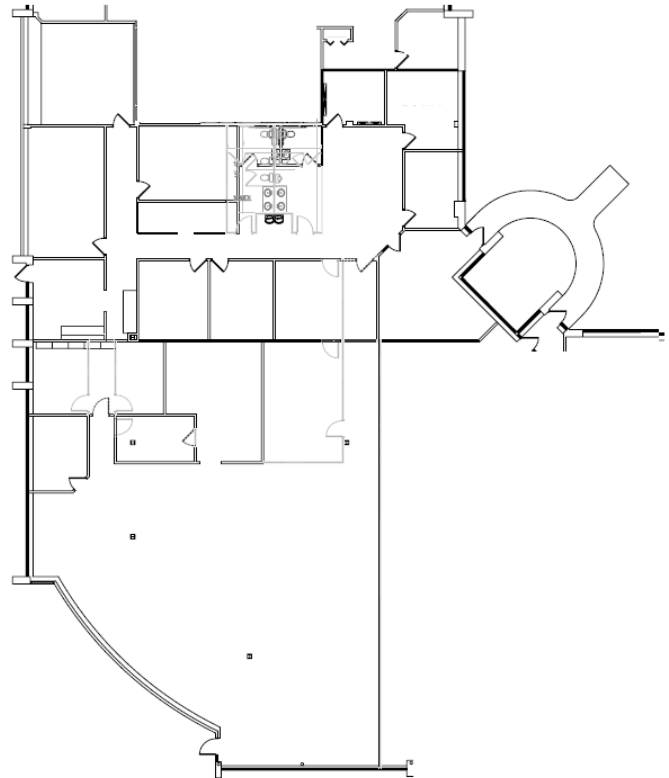
A PREMIER OFFICE LOCATION IN BETHLEHEM, PA

BUILDING: A 29,000+ square foot, one-story, multi-tenant brick office building with a large percentage of glass.

LEHIGH VALLEY CORPORATE CENTER:

A Class "A" business park located in Bethlehem, Pennsylvania containing 626,140 of leasable square feet on 175 acres. Immediate access via Schoenersville Road to Route 22, and within minutes of Routes 378 & 33, and the Lehigh Valley International Airport. Park amenities include, but are not limited to, professional landscaping with ponds, fountains and sculptures, over 2 miles of walking/jogging trails, and a hotel, restaurant and retail within the center.

MEDICAL: Within one mile of Lehigh Valley Hospital, Muhlenberg. In total, the park consists of 25 office and retail buildings - 28% of which are used for medical operations.



Available Suite Floorplan