

Executive Summary



SUITE SIZES:	3,244 SF & 2,741 SF
BUILDING SIZE:	25,370 SF
BUILDING CLASS:	A
YEAR BUILT:	2005
YEAR RENOVATED:	2017
CROSS STREETS:	Freemansburg Avenue

PROPERTY OVERVIEW

3,244 & 2,741 rentable SF medical/office suites, on the second floor, are available for lease. The 3,244 sf suite, currently a medical office, consists of 6 exam rooms, 2 testing areas, staff room, kitchenette, large reception and waiting area. The 2,744 sf suite is an open work area with offices, kitchenette, reception area and a conference room, lots of windows and glass walls create this unique space. The property is located just off the intersection of Emrick Boulevard and Freemansburg Avenue in Bethlehem Township, in LVIP VI and directly adjacent to Madison Farms, a retail and residential development. The location offers a very professional and pristine office park setting.

PROPERTY FEATURES

- 24 hour secured key access
- On-site parking
- Convenient location
- Beautiful views
- Located in Lehigh Valley Industrial Park VI

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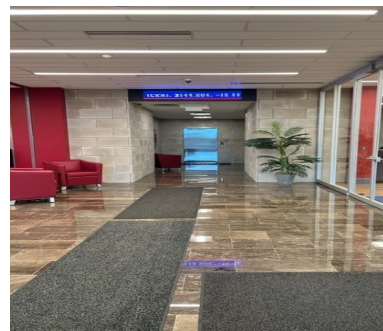


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PROPERTY FEATURES

- Great modern facility
- Perfect for all medical and professional uses
- Minutes from Route 33, I-78 and Route 22
- Convenient to residential shopping and restaurants
- Close proximity to St. Luke's Hospital, Lehigh Valley Hospital Medical Office Building and Coordinated Health Medical Office Building

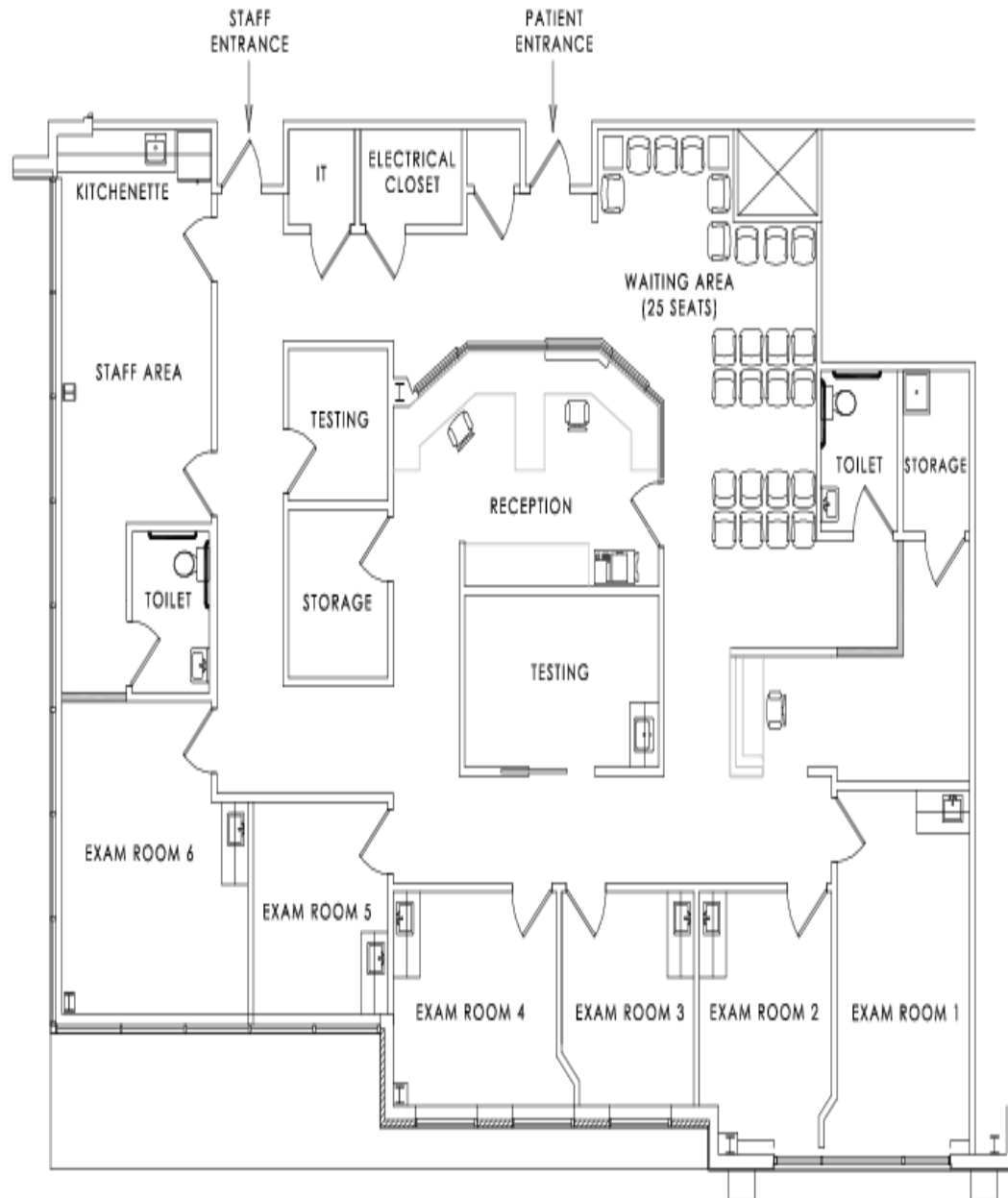


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3,244 Medical Floor Plan



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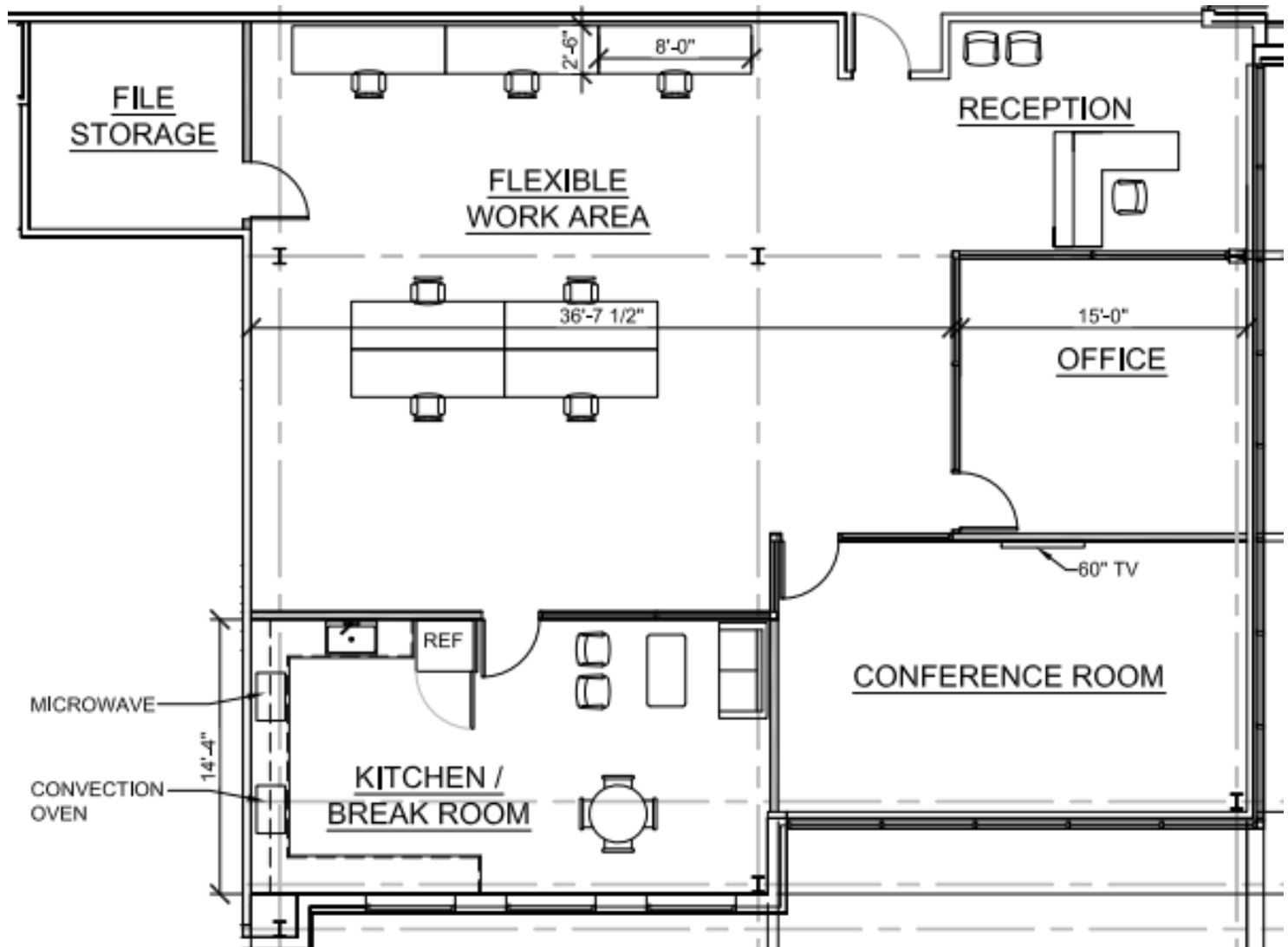
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2,741 Floor Plan



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3,244 SF Medical & 2,741 SF Office Space for Lease

2151 Emrick Blvd, Bethlehem, PA 18020

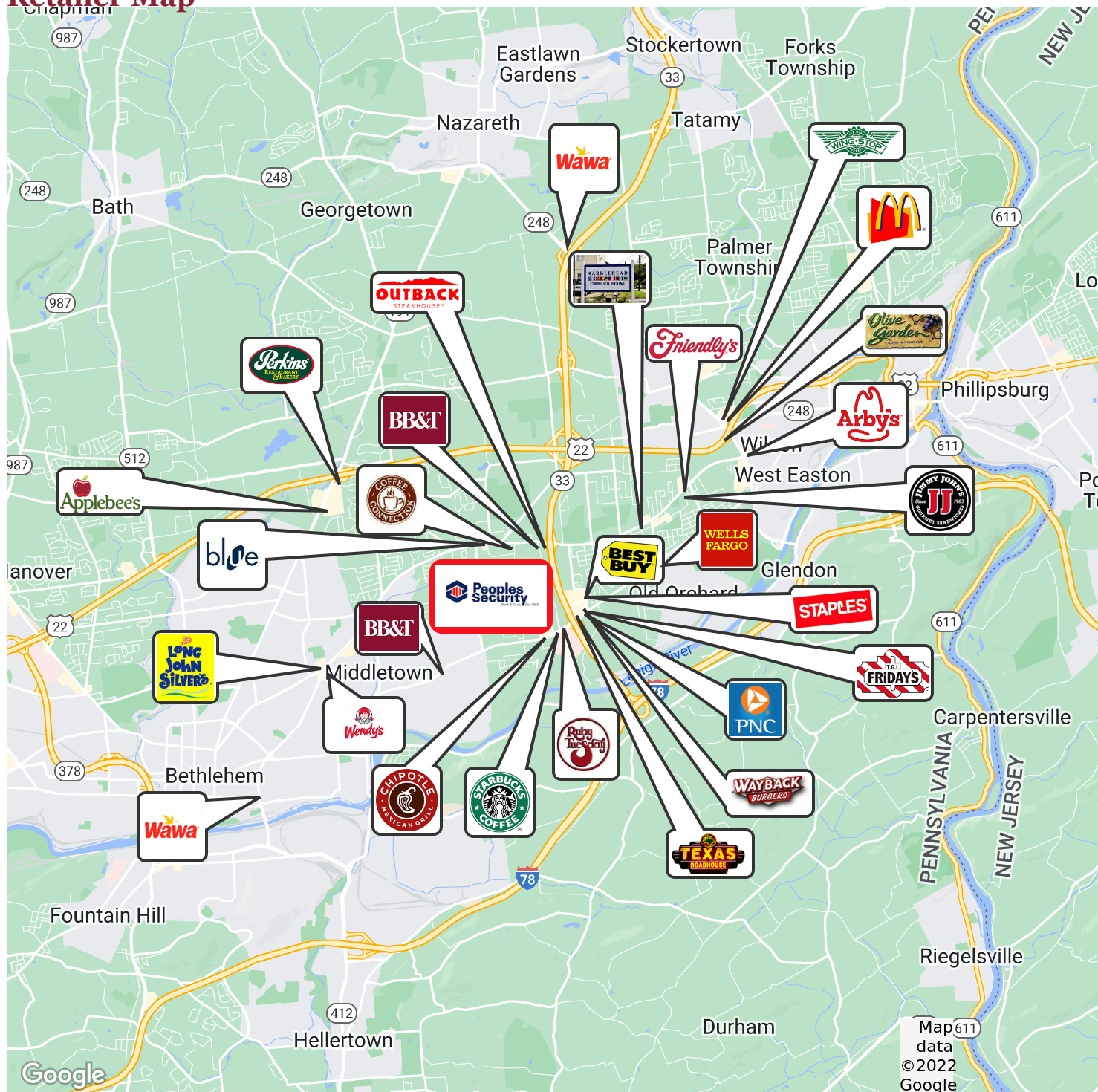


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Retailer Map



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