



LEASING • MANAGEMENT • DEVELOPMENT

**1525 VALLEY CENTER PARKWAY, BETHLEHEM, PA**

*Suite 130- 2,900 Square Feet Available*

**LEHIGH VALLEY CORPORATE CENTER**



*1525 Valley  
Center Parkway,  
Bethlehem, PA,  
Lehigh Valley  
Corporate Center*

## OVERVIEW

### **BUILDING:**

Three story, Class “A” office building containing a total of 71,788 rentable square feet, featuring brick and cast stone construction, with balconies and a large percentage of glass.

### **ZONING:**

Planned Office/Research Park

### **LEHIGH VALLEY CORPORATE CENTER:**

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





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**LOCATION:** Lehigh Valley Corporate Center

City: Bethlehem

Township: Hanover

County: Northampton

Visible from Route 22 and only minutes from the Lehigh Valley International Airport, Routes 33 & 378, and situated within a 250 mile radius of more than 50 million people – putting your business within a day's drive of America's biggest consumer markets, and within 50 miles of over 2.5 million potential employees.

**LEHIGH VALLEY CORPORATE CENTER TENANTS:**

- Flowserve Corpoartion
- Cigna
- Lehigh Valley Academy
- Miller-Keystone Blood
- Adaptik Corp
- Marshall Dennehy
- PNC Bank
- Bonsall Shafferman
- Albright College
- Northampton Hospital Group

**FEATURES:**

- Three Story Office
- Ample Parking
- Fiber and T-1 up to DS3 available
- Private Tenant Entrances
- Adjacent to pond and walking trails

**OPERATING EXPENSES:** Tenant pays proportional share of:

- Taxes
- Sewer and water
- Building and roof maintenance
- Exterior lighting
- HVAC maintenance
- Fire protection monitoring
- Snow removal
- Insurance (building)
- Trash removal
- Grounds care
- LVCC Association fee
- Tenant's Electric and Gas
- Tenant Services
- Property Management Fee
- Common Area Electric and Gas

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