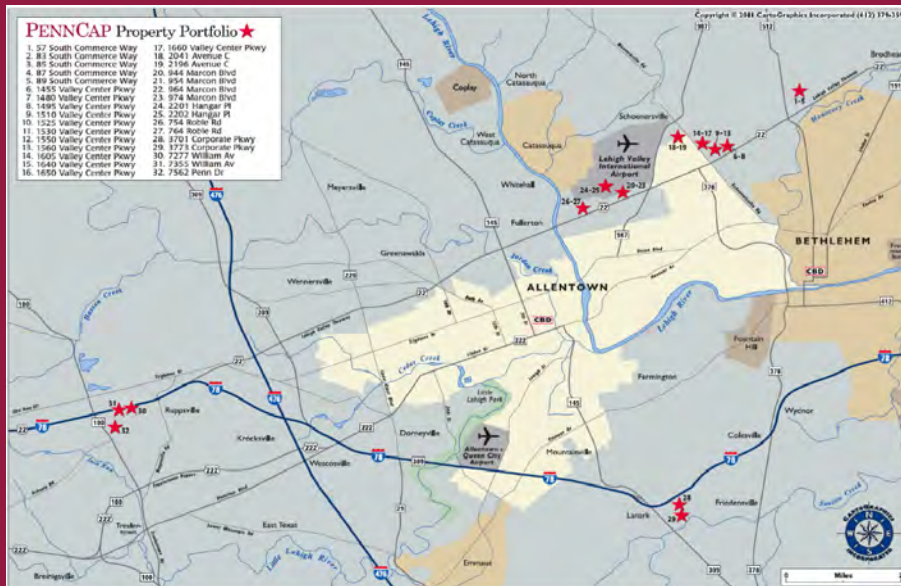




## COMPANY OVERVIEW

PennCap Properties serves the commercial real estate needs of businesses as the leading owner and operator of Class 'A' office and flex properties in the Lehigh Valley. With unparalleled market knowledge, an incomparable portfolio, and concierge-like tenant services, PennCap Properties is the clear partner for all of your Lehigh Valley commercial real estate needs. As a full service real estate company, PennCap Properties' services include commercial leasing, property management, and commercial property development.



# 89 SOUTH COMMERCE WAY

## Suite 900

9,600 Square Feet Available

### 610-332-1100

**PENN CAP PROPERTIES**  
 559 Main Street  
 Suite 300  
 Bethlehem, PA 18018

[www.PennCapProperties.com](http://www.PennCapProperties.com)



### CENTER TENANTS:

- St. Lukes of Bethlehem
- The Perry Law Firm, LLC
- The Guardian Life Insurance Company
- Ikon Office Solutions
- IBM
- Communications Data Services
- Office Basics
- Liven Up Health & Fitness

### ZONING:

Planned Office-Industrial Park

### BUILDING

This one-story, multi-tenant masonry building offers a total of 43,200 square feet in a high-profile setting.

### FEATURES:

- Private-Open Office Area
- Reception Area
- Private Restrooms

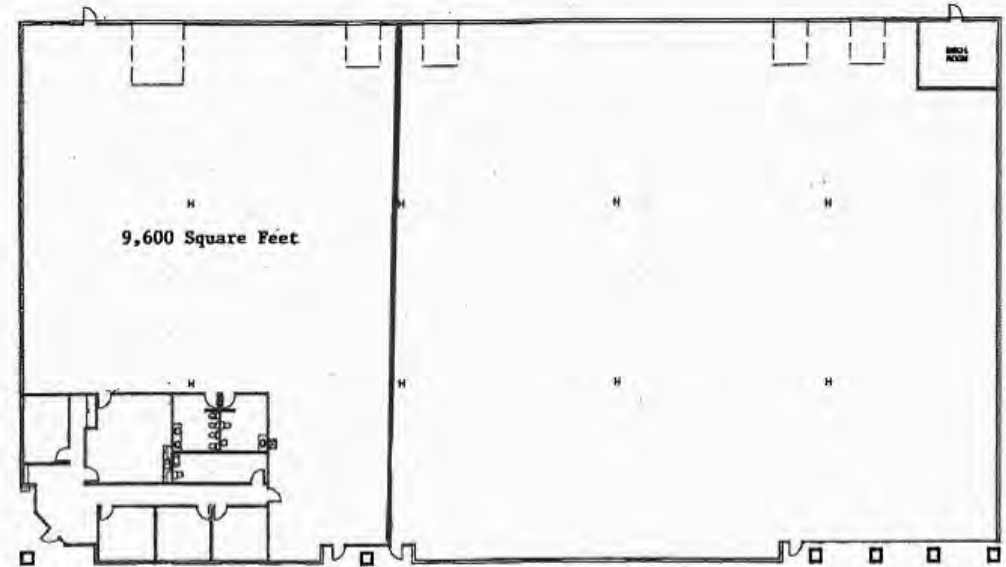
### OPERATING EXPENSES:

(Tenant Pays Proportional Share)

- Real Estate Taxes
- Sewer and Water
- Building and Roof Maintenance
- Exterior Lighting
- HVAC Maintenance
- Fire Protection and Monitoring
- Insurance (Building)
- Grounds Care
- Snow Removal
- Tenant Services
- Property Management Fee

### UTILITIES:

Space is separately metered for gas and electric consumption.



89 S. Commerce Way, Suite 900  
Bethlehem, Pennsylvania

Lehigh Valley Industrial Park IV  
89 South Commerce Way  
Bethlehem, PA 18017

### LEHIGH VALLEY INDUSTRIAL PARK IV

The Lehigh Valley Industrial Park IV is a planned business park situated just off Airport Road, North of Route 22. Multiple tenants occupy this park from warehouse to office users. Easy access to I-78, Routes 33 & 378 and Pennsylvania Turnpike via Route 22. Lehigh Valley International Airport located across from the park.