

Third & Polk Building
BETHLEHEM, PENNSYLVANIA
37,410 Square Feet Available for Lease



Lease Offering Memorandum

For more information, please contact:

Greg Schiavone

Broker

610.332.9900

gschiavone@alt-realty.net



559 Main Street, Suite 300

Bethlehem, PA 18018

alt-realty.net

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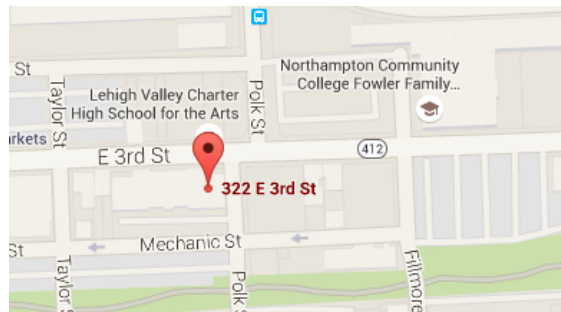
PROPERTY OVERVIEW

Building

The Third and Polk Building is an attractive three story building located in a growing retail and business corridor. The property is approximately a ½ mile from Routes 378 and just minutes from Routes 22, 33 and I-78. This Class 'B' office and retail building is surrounded by amenities including but not limited to restaurants, retail, and entertainment.

Tenants at Third & Polk Street enjoy 24/7/365 building access via secure key fobs, an outdoor wooden gazebo, in suite restrooms, and permitted parking.

Zoning



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Property Address:

310-322 East Third Street
Northampton County
Bethlehem PA 18015

Less than 1/2 mile from Route 378, and minutes from I-78, Route 22, and Lehigh Valley International Airport, Polk Street Commercial Center is situated within a 250 mile radius of more than 50 million people—putting your business within a days drive of America’s largest consumer markets, and within 50 miles of over 2.5 million potential employees

Property Features:

- Outdoor gazebo
- Secure access, dedicated lobby with elevator to second and third floor
- 130 permitted surface parking spaces
- Surrounded by amenities including restaurants, retail, and entertainment

Neighboring Businesses:

- Steel Stax
- Sands Casino
- ArtsQuest
- Molinari’s Restaurant
- Lehigh University
- Northampton Community College
- Lehigh Valley Performing Arts Center

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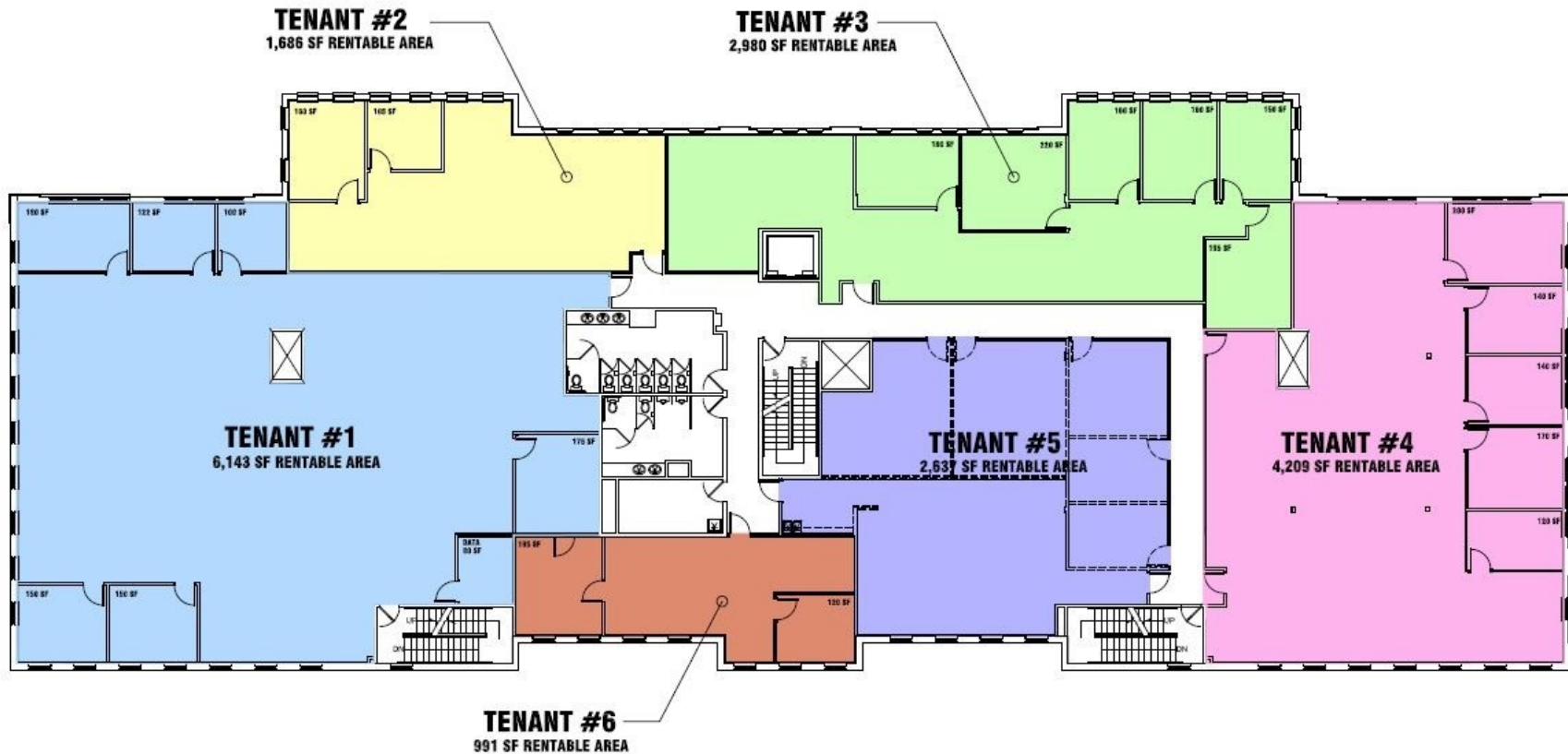
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Building Plans

Second Floor

Third & Polk Building BETHLEHEM, PENNSYLVANIA

18,705 Square Feet Available for Lease



*PROPOSED MULTI-TENANT PLAN: 1,700-18,705 SF

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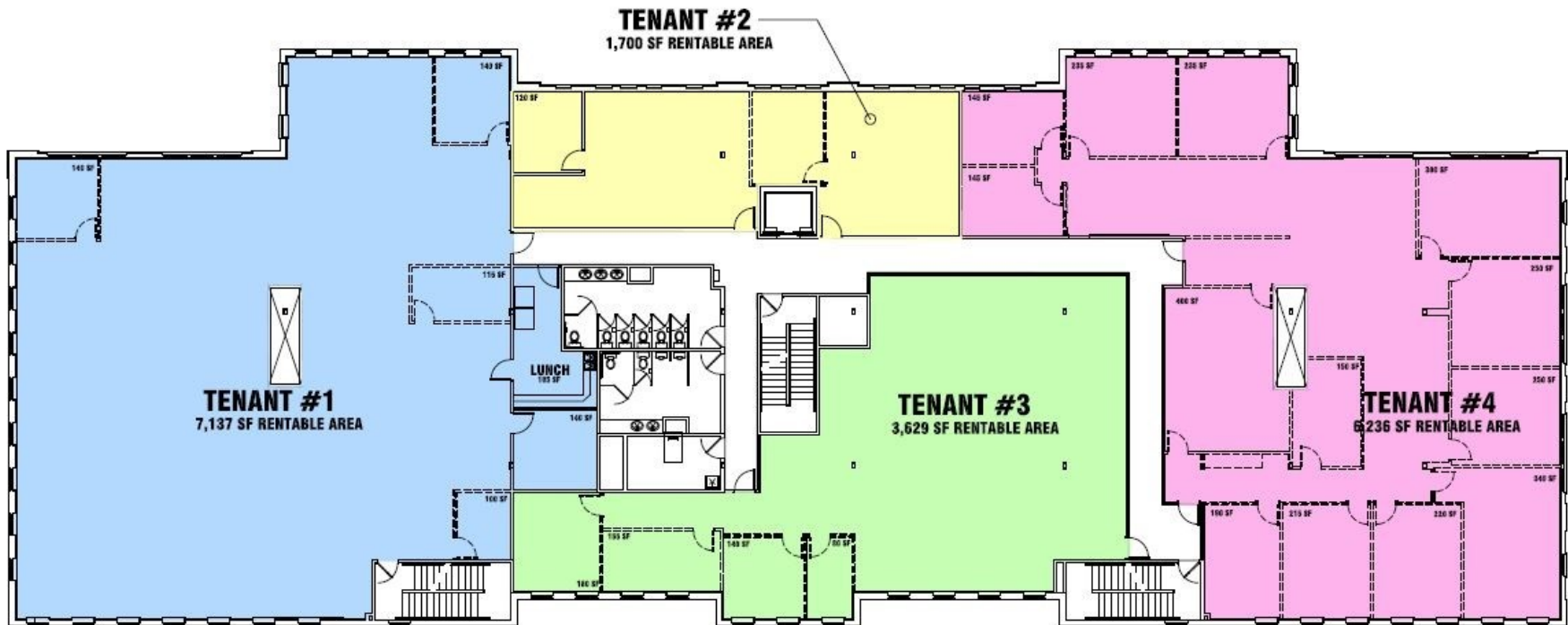
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Building Plans

Third Floor

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