

6255 Sterners Way

Bethlehem, PA 18017

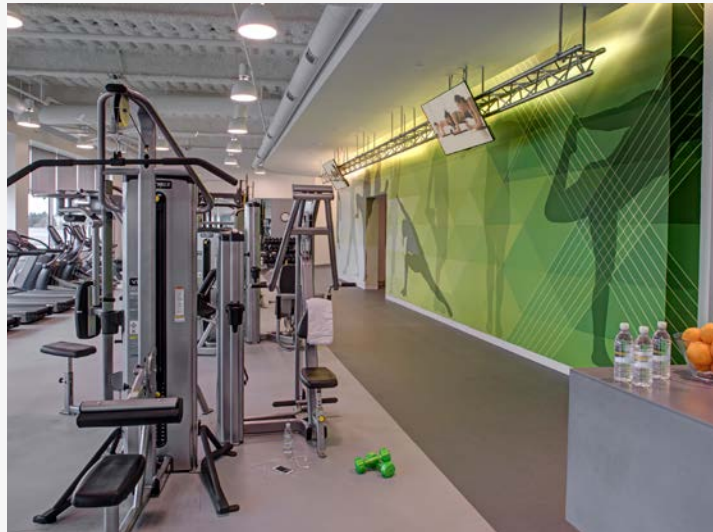


105,179 SF Available Class A Space available for Sublease

Jones Lang LaSalle Brokerage, Inc.

11,411 - 105,179 SF available for sublease

Perfect for a large corporate user, 6255 Sterners Way is an established commercial destination centrally located just North of the intersection of routes 512 and 22. This 105,179 SF sublease opportunity features an on-site full-service cafeteria, a fully integrated training center, and a fully staffed fitness center with locker rooms. The lease term for this property is through **May 31, 2036**.



Property information



Flexible suite sizes
starting at ± 11,411 sf



LEED Gold certified



Numerous outdoor
collaborative meeting spaces



Parking for +/-1,500 cars



Electric car charging stations



Existing Teknion furniture available
to subtenant



Highly flexible interior design and layout
providing 2 full sets of bathrooms, galley
kitchens and IDF rooms on each wing



The property features loading docks,
back-up generators and a mail room



Fully staffed fitness center
with locker rooms



Walking Trail located on
the 31 acre campus

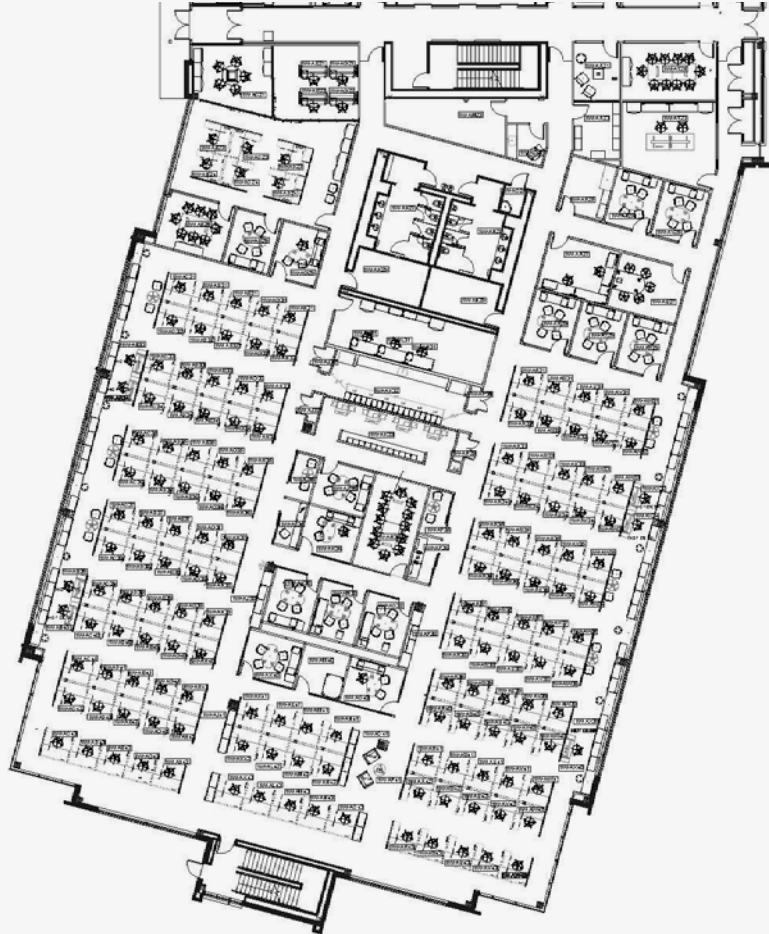


Dividable 250 person Town
Hall space



10 minutes to Lehigh Valley
International Airport

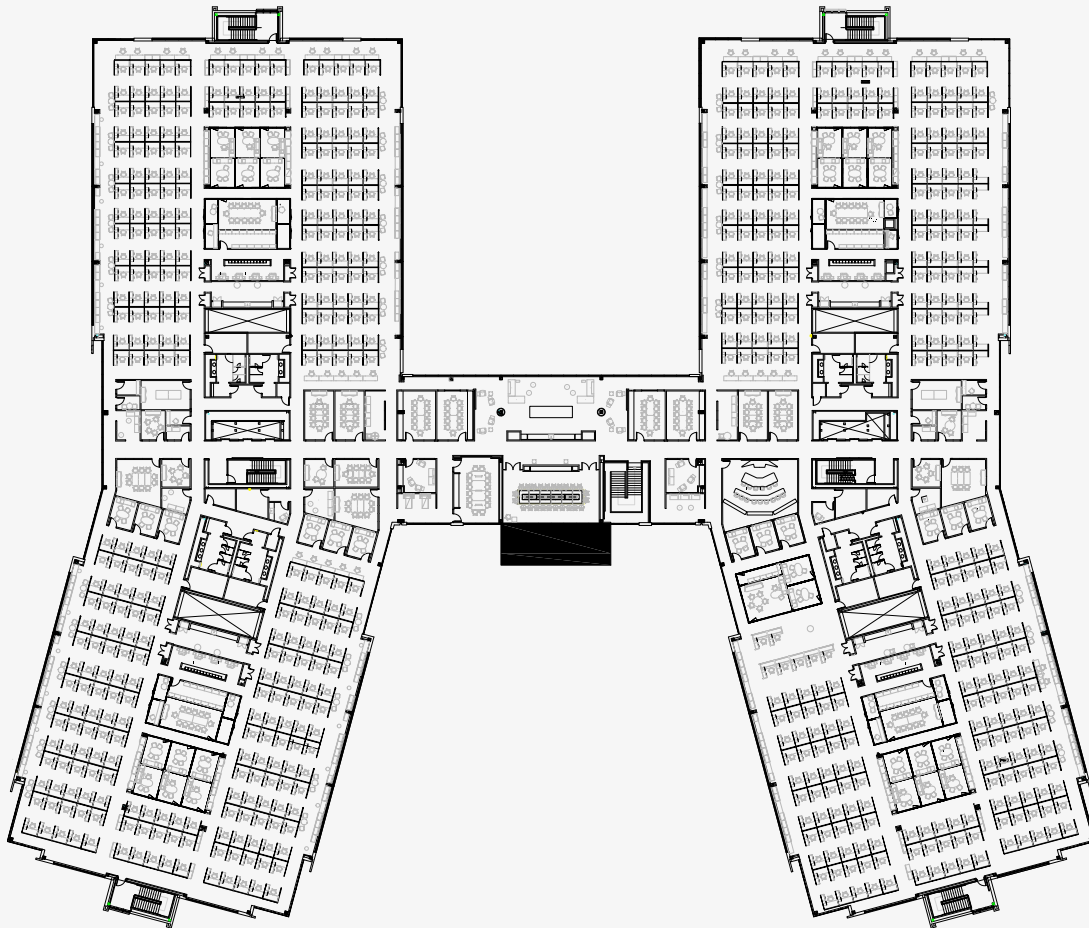
Floor plan - First floor



First Floor

11,411 Rentable sf

Floor plan - Third floor

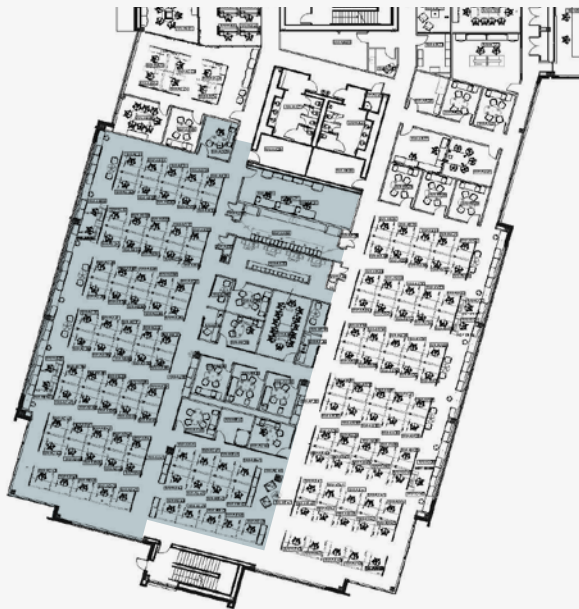


Third Floor
93,768 Rentable sf

First Floor Wing

11,411 SF 1st floor suite

1st Floor
11,411 Rentable SF



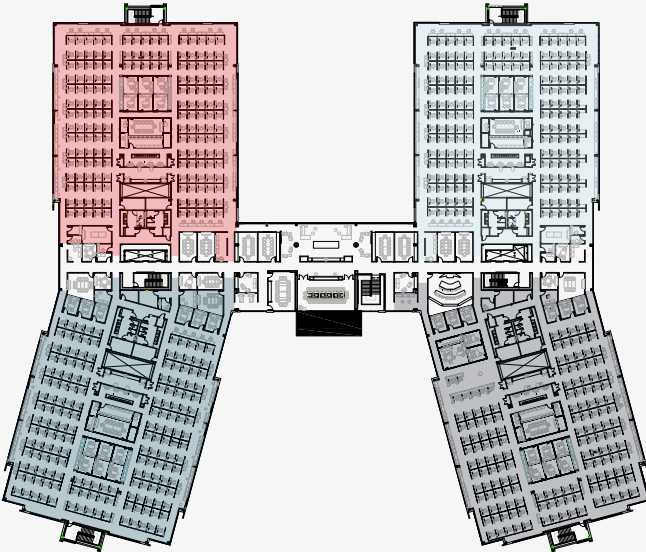
[Click here for a virtual tour](#)

Third Floor

93,768 Rentable SF 3rd floor

3rd Floor A
22,609 Rentable sf

3rd Floor C
22,609 Rentable sf



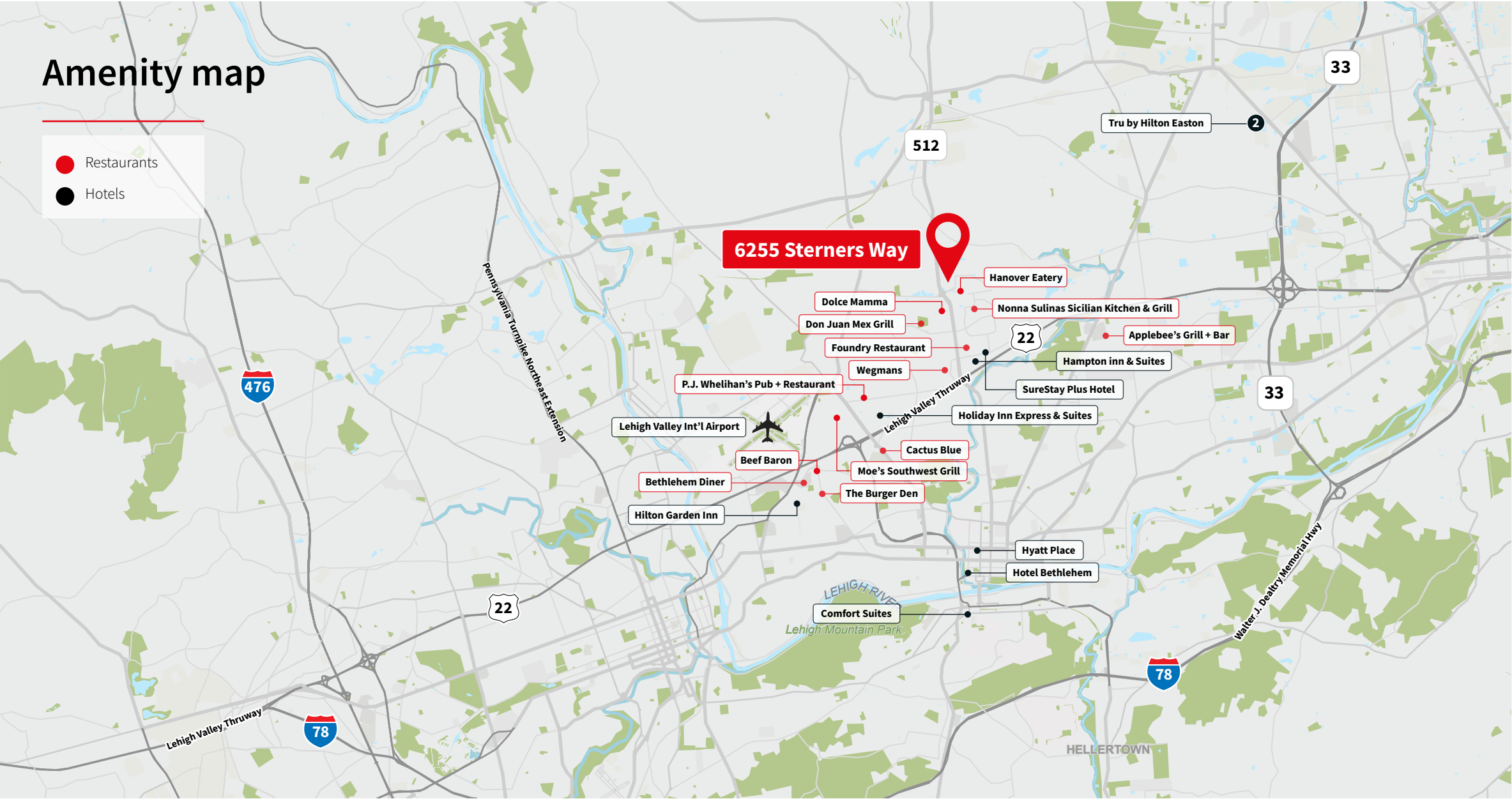
3rd Floor B
24,440 Rentable sf

3rd Floor D
24,110 Rentable sf

[Click here for a virtual tour](#)

Amenity map

- Restaurants
- Hotels





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