 **JLL** SEE A BRIGHTER WAY

# For lease

81 Highland Avenue

Bethlehem, PA

Office Space for Lease

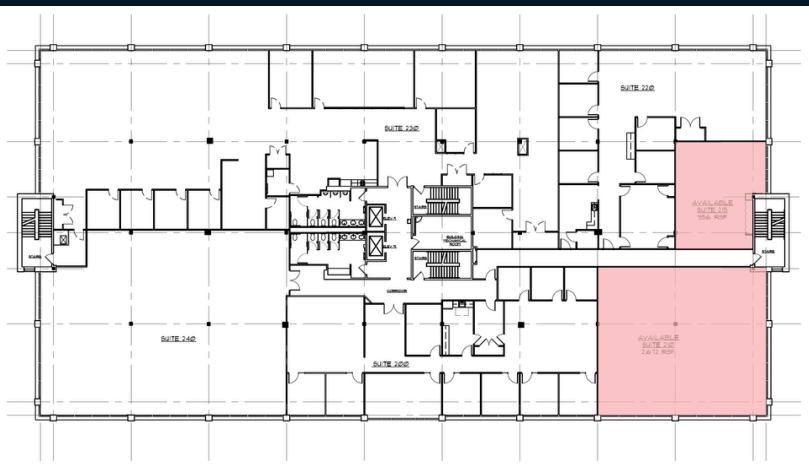
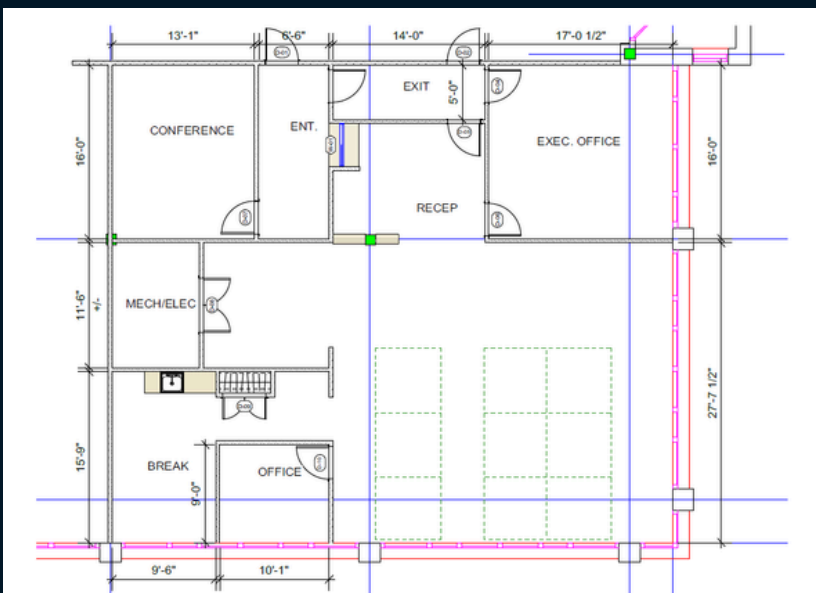
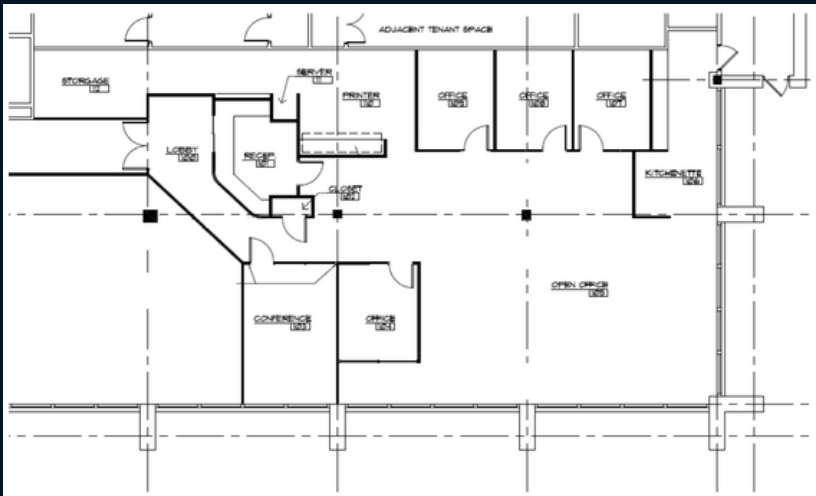
3,495 SF, 2,672 SF, and 956 SF available

## Property specifications

- Three story, Class A office building
- 5.60/1,000 parking ratio
- Aggressive lease terms
- Fully renovated building
- Easy access to Routes 512, 22, 33, and 378
- Close proximity to Lehigh Valley International Airport
- Area amenities include restaurants, retail, and hotels

## Recent building energy efficiency updates

- LED common area lighting with smart controls
- Updated building electrical service
- New white TPO roof
- New restrooms with low-flow fixtures and efficient, waste saving hand dryers
- New gas HVAC units with latest energy efficient controls



### Phil Schenkel

Executive Vice President  
phil.schenkel@jll.com  
+1 610 442 3531

### Matthew Dorman

Vice President  
matthew.dorman@jll.com  
+1 610 417 3064

### Jones Lang LaSalle Brokerage, Inc.

1550 Pond Road, Suite 150  
Allentown, PA 18104  
+1 484 635 3300