



Three West Broad

3 W. Broad Street
Bethlehem, PA 18018



6,610 RSF Available for Sublease

Overview

SIZE	125,155 SF
CLASS	B
AVAILABLE	6,610 SF sublease
RENTAL RATE	\$16.00/SF + Janitorial
TERM	12/31/2024

Highlights

- Fully furnished
- High Ceilings, unique architectural lighting, large windows
- In-Suite Restrooms
- Direct Exterior and Interior Access
- Adjacent Parking Deck
- Walkable to Nearby eateries and downtown retail

Amenities



Hyatt Place
Bethlehem Hotel
a block away

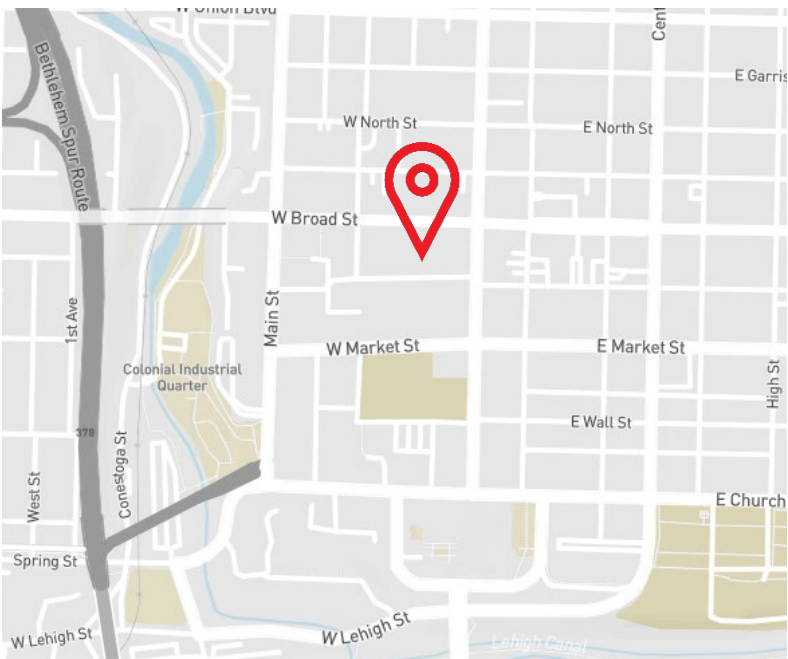
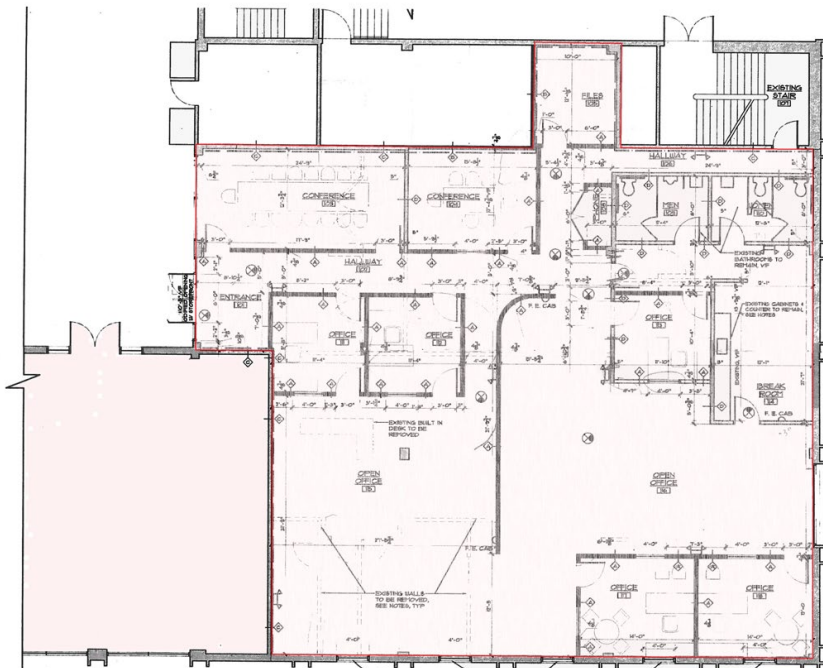


3-minute walk to
Univest Bank &
Trust Co.



The Melting Pot,
Twisted Olive and
Milan's Bistro
within walking
distance

1st Floor



Matthew Dorman
+1 484 635 3236
matthew.dorman@am.jll.com

Phil Schenkel
+1 484 635 3228
phil.schenkel@am.jll.com

Jones Lang LaSalle, Brokerage, Inc. | +1 484 635 3300
1495 Valley Center Parkway, Suite 100, Bethlehem, PA 18017
jll.com/philadelphia

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.