 **JLL** SEE A BRIGHTER WAY

# For lease

81 Highland Avenue

Bethlehem, PA

Office Space for Lease

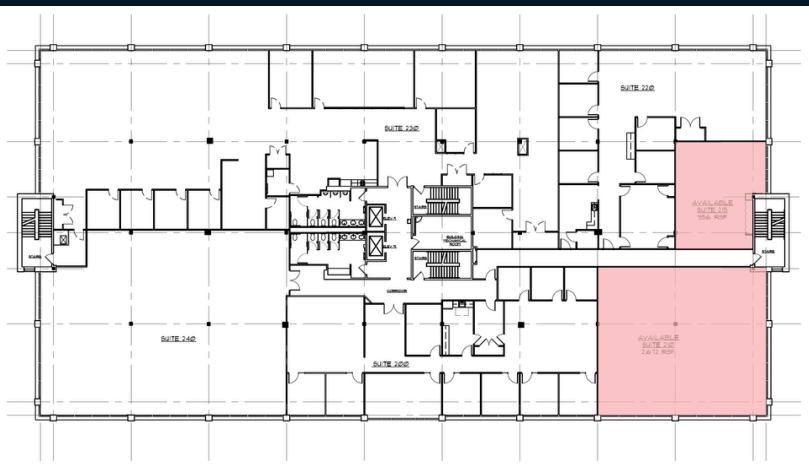
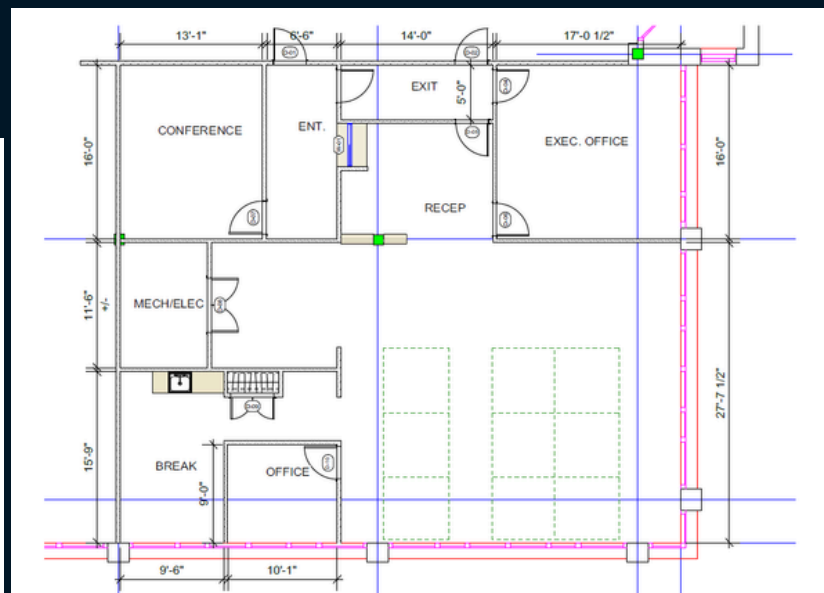
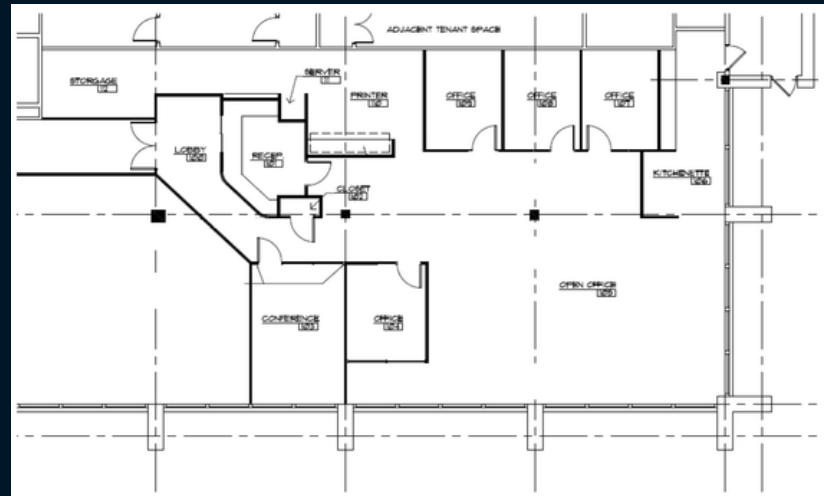
3,495 SF, 2,672 SF, and 956 SF available

## 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



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