

**22 SOUTH 2ND ST  
EMMAUS, PA 18049**

**FOR  
LEASE**

**4,500 SF  
OFFICE  
SPACE  
AVAILABLE**



## **XPERIA BUILDING**

**Pristine office building in the heart of downtown  
Emmaus, PA, just minutes from I-78.**

This exceptional office building is located in the heart of Emmaus, PA just a few minutes from I-78. The building has an very stylish interior design, plenty of parking, elevator access, and recently upgraded restrooms. The building is secure, with key fob entry.

The third floor is a stunning 6,000+ square feet with wood beam ceilings, a reception area, a waiting area, numerous private offices, a conference room, and open space furnished with workstations/cubicles.

Please note that this space is leased fully furnished, with high quality office furniture throughout.



**\$18.75/SF  
Full Service**

**kw**  
**KELLERWILLIAMS**  
REAL ESTATE  
Each office is individually owned and operated

**James Balliet**  
President  
O 610-435-1800  
C 610-972-6808  
James@JBPropertyGroup.com

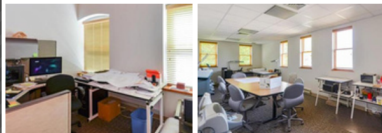


**Douglas C. Sandlin**  
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# 4,500 SF - THIRD FLOOR OFFICE SPACE

- Atrium
- Reception Area
- Controlled Access
- Elevator Service
- Security System
- Open Plan



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PROPERTY GROUP

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# THIRD FLOOR PLAN - ±6,000 SF TOTAL 4,500 SF AVAILABLE FOR LEASE



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