

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

**FOR
LEASE**

5,174 SF



TURN-KEY OFFICE SPACE

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

Elevate your business with this exquisitely appointed 5,174 SF first-floor professional office suite located in Emmaus, PA, just steps from Main Street in the heart of the thriving business district.

Designed for professional users seeking a prestigious and highly functional workspace, this ADA-compliant office features numerous private offices, spacious conference rooms, a secure entry system, and an efficient layout that accommodates a wide range of professional, medical, legal, financial, and administrative uses.

The property offers the convenience of ample on-site surface parking for employees and clients, providing easy accessibility in one of the Lehigh Valley's most desirable downtown locations. Surrounded by restaurants, retail, banking, and professional services, this location delivers exceptional convenience and visibility while maintaining a professional business environment.



\$18/SF

kw
KELLERWILLIAMS
REAL ESTATE
Each office is individually owned and operated

James Balliet, President
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James@JBPropertyGroup.com
Brian Bailey, Associate Broker
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Brian@JBPropertyGroup.com
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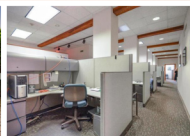
 **James Balliet**
PROPERTY GROUP

Office: 610-435-1800
1605 N Cedar Crest Blvd, Ste 309
Allentown, PA 18104

www.JBPropertyGroup.com

5,174 SF - FIRST FLOOR OFFICE SPACE

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



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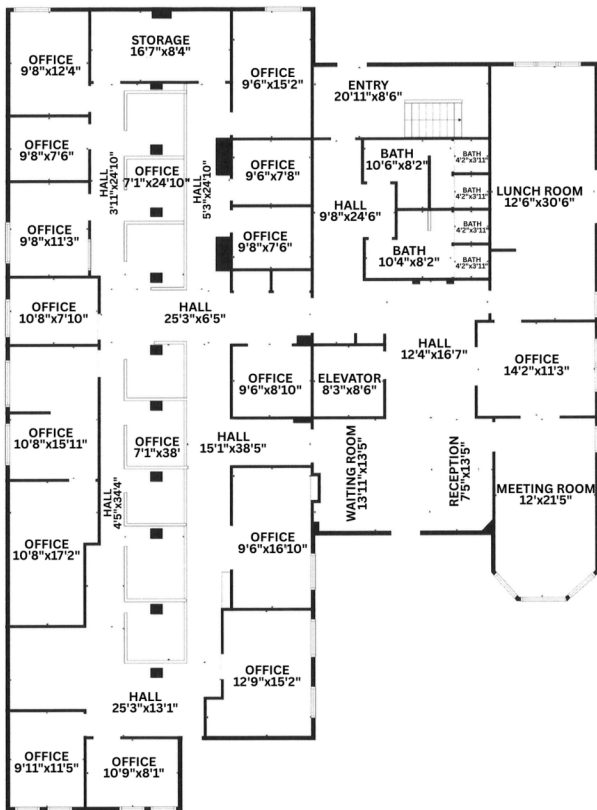
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