

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

**FOR  
LEASE**

**4,000 SF  
OFFICE  
SPACE  
AVAILABLE**



## **EXPERIA BUILDING**

Pristine office building in the heart of downtown Emmaus, PA, just minutes from I-78. The interior of the building, including bathrooms, reception area, HVAC, etc., have all been renovated and upgraded in recent years. With over 4,000 SF of premium, furnished office space available, this can be a great location for almost any business or professional tenant!



**\$15/SF MG**



**KELLERWILLIAMS<sup>®</sup>**  
REAL ESTATE

Each office is individually owned and operated

James Balliet  
President  
O 610-435-1800  
C 610-972-6808



James@JBPropertyGroup.com

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[www.JBPropertyGroup.com](http://www.JBPropertyGroup.com)

Douglas C. Sandlin  
Realtor  
O 610-435-1800  
C 610-730-1660

# 4,000 SF - FIRST FLOOR OFFICE SPACE

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



**kw**  
**KELLERWILLIAMS**  
REAL ESTATE  
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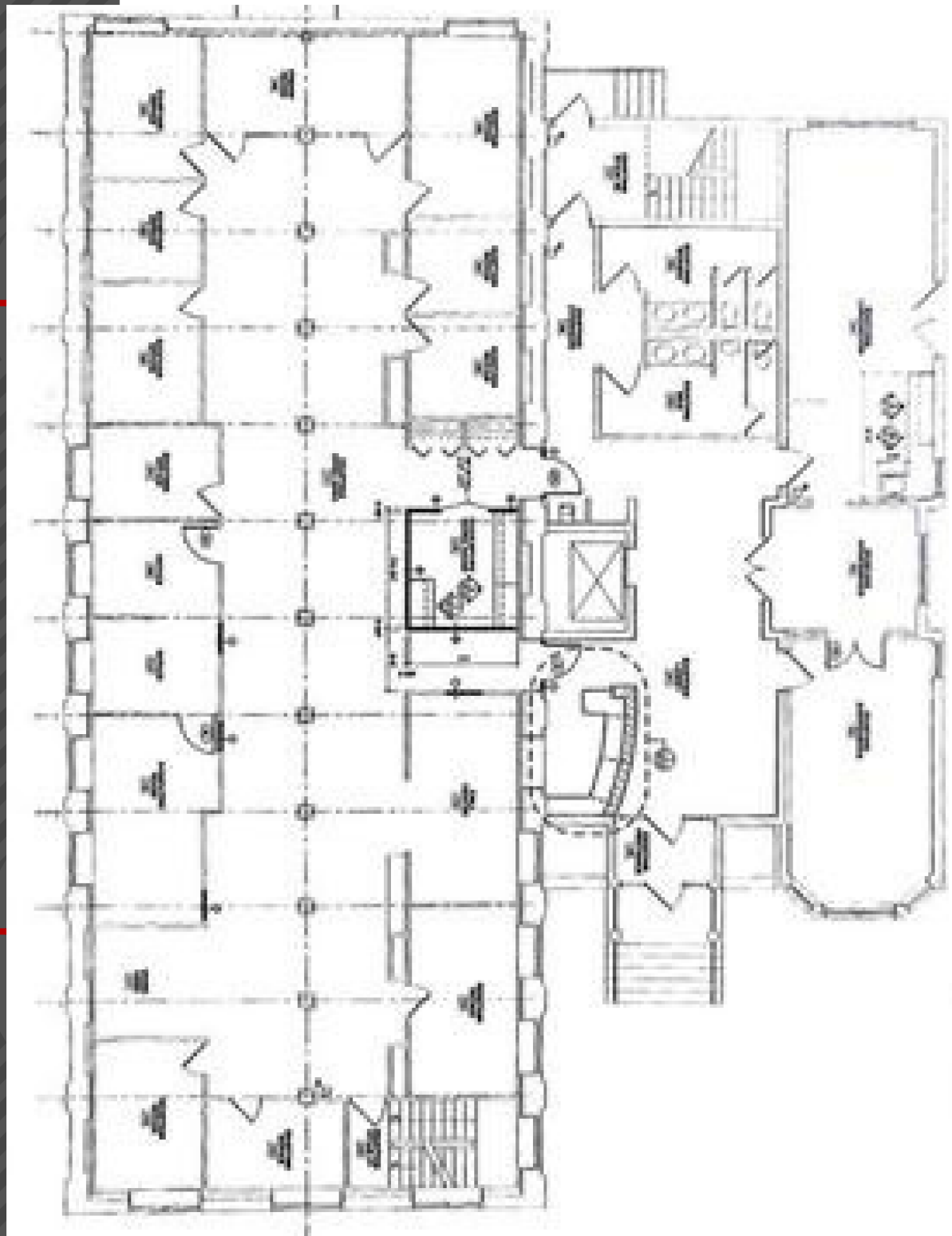
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**The James Balliet**  
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# FIRST FLOOR PLAN - 6,000 SF TOTAL 4,000 SF AVAILABLE FOR LEASE



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