



## **LARKEN ASSOCIATES NEGOTIATES COMMERCIAL LEASE WITH WORKFORCE SOLUTIONS FIRM FOR 1,283SF OF CLASS A OFFICE SPACE AT DOWNTOWN BETHLEHEM MIXED-USE BUILDING**

Bethlehem, PA, September 1, 2021— Larken Associates announces it has negotiated a commercial lease with Employnet for 1,283 square feet of office space at [The Pinnacle @ 65](#), a ten-story, 102,000-square-foot mixed-use building located at 65 East Elizabeth Avenue in Bethlehem, Pa. Peter Adams of Berkshire Hathaway/Fox & Roach represented Larken Associates in the real estate transaction.

Based in Monterey, Calif., Employnet provides flexible workforce and multi-channel solutions to help companies of all sizes across the nation expand their contingent workforces and solve complex problems that arise along the way. Their lease at The Pinnacle @ 65 offers the firm the opportunity to better serve its clients located throughout the Lehigh Valley.

Situated in the heart of Bethlehem, Pa., The Pinnacle @ 65 is one of Bethlehem's tallest buildings and features a mix of 38,000 square feet of [Class-A professional office space](#) spread across its four lower floors and 48 luxury apartments on the upper five floors with an amenity package located on its lowest level. Constructed in 1967, the building had primarily served as an office tower until 2017 when it underwent a capital improvement plan to add 48 luxury apartments on the top five floors.

In addition to its panoramic views of Downtown Bethlehem and the Lehigh Valley, the building boasts a robust residential amenity package, including a conference room, eat-in kitchen, fitness center, lounge/game room and a reading/meditation room. Residents of The Pinnacle @ 65 enjoy a one-of-a-kind living experience in one of the nation's fastest-growing areas. Additionally, the modernized professional office spaces provide endlessly flexible options for a diverse array of commercial tenants including Fortune 500 companies, publishing companies and a large bank.

Larken Associates acquired The Pinnacle @ 65 in 2018 to transform it into one of Bethlehem's premier mixed-use buildings. Working in close collaboration with Spillman Farmer Architects, a Bethlehem-based architectural firm, Larken began a capital improvement project in 2021 to replace the dated and deteriorating paint on the building's exterior with custom, two-tone metal wall panels manufactured by Allentown, Pa.-based ATAS International. Larken Associates also received approval to add 19 parking spots to the property's current lot.

Additionally, Larken Associates plans to upgrade lighting and flooring in the common areas and shared hallways on the building's four commercial floors to complete the building's interior transformation. Furthermore, Larken Associates tapped veteran broker Peter Adams to market the property to prospective tenants searching for premier office space in the Bethlehem area. With the capital improvement plan slated for completion in August of 2021, The Pinnacle @ 65 will become a key piece of Larken Associates' growing portfolio of high-quality office, multifamily and mixed-use assets in the Lehigh Valley market.

"While the future of work has surely changed, we continue to see businesses searching for physical office space as they recognize the benefits to workplace culture and collaboration that can only be



found within an office,” said Victor Kelly, Executive Vice President of Raider Realty, the in-house brokerage division of Larken Associates. “In addition to our robust capital improvements, the full amenity package paired with flexible office layouts in an unparalleled location in the heart of Lehigh Valley ensures The Pinnacle @ 65 is uniquely suited for businesses hoping to make their return to the physical office.”

To learn more about residential availabilitiesluxury apartment rentals at Pinnacle @ 65, please visit <https://www.larkenassociates.com/residential-rentals/the-pinnacle-at-65>. Commercial availabilities for lease range from 876 square feet to 2,000 square feet, to learn more please visit <https://www.larkenassociates.com/commercial-leasing/the-pinnacle-65> or contact Victor Kelly, Executive Vice President of Raider Realty, the in-house brokerage division of Larken Associates, at [VKelly@Larken.net](mailto:VKelly@Larken.net) or 908-874-8686.

### **About Larken Associates**

Larken Associates is a regional leader in real estate building, development and management. Leveraging over 50 years of experience, they are dedicated to bringing great spaces to live and work to life through a long-term ownership strategy and full suite of in-house capabilities. With a diverse commercial portfolio consisting of nearly three million square feet and 800 tenants across office, industrial, retail and mixed-use and approximately 2,000 owned and/or managed residential units across 22 unique communities, Larken Associates’ is deeply committed to the communities in which they work as well as the tenants and residents who call their buildings home.

To learn more about Larken Associates, please visit us at [www.larkenassociates.com](http://www.larkenassociates.com) and follow us on LinkedIn ([www.linkedin.com/company/larken-associates](http://www.linkedin.com/company/larken-associates)), Facebook ([www.facebook.com/LarkenAssociates](http://www.facebook.com/LarkenAssociates)), Twitter ([www.twitter.com/LarkenAssociate](http://www.twitter.com/LarkenAssociate)), and Instagram ([www.instagram.com/larkenassociates](http://www.instagram.com/larkenassociates)).