



LARKEN ASSOCIATES INKS TWO OFFICE SPACE LEASES AT NEWLY RENOVATED DOWNTOWN BETHLEHEM MIXED-USE BUILDING

Bethlehem, PA, November 16, 2022— Larken Associates, a regional leader in commercial and residential real estate building, development and management, announces an office lease renewal and expansion with JB Hunt Transportation for 6,340 square feet and a new lease with Home Helpers for 694 square feet at The Pinnacle @ 65, a ten-story, 102,000-square-foot mixed-use building located at 65 East Elizabeth Avenue in Bethlehem, PA.

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 professional newly renovated and upgraded office space for lease spread across its four lower floors and 48 luxury apartments for rent on the upper five floors with an amenity package located on its lowest level.

Acquired by Larken Associates in 2018, the firm recently completed a capital improvement at the building. Working in close collaboration with Spillman Farmer Architects, a Bethlehem-based architectural firm, Larken's capital improvement project centered on the addition of custom, two-tone metal wall panels manufactured by Allentown, PA-based ATAS International. In addition, the company has substantially increased parking and upgraded lighting and flooring in the building's common areas and shared hallways.

The latest commercial leasing activity highlights the early success of Larken Associates' vision for the property. JB Hunt Transportation originally occupied a 4,427-square-foot space in the building at the time of Larken Associates' acquisition. With its latest lease renewal, the company will be expanding into a larger 6,340-square-foot space to accommodate its operations in the Lehigh Valley. Home Helpers is a home healthcare company who will be transforming its new space to accommodate general office purposes and client consultations.

"We acquired The Pinnacle @ 65 in 2018 to create Bethlehem's premier office and residential property," said Victor Kelly, Executive Vice President of Raider Realty, the in-house brokerage division of Larken Associates. "Our ability to not only retain tenants but to provide the support they need to grow while also attracting new tenants highlights our success in making this vision a reality."

For information on commercial and office space for lease, which currently range from 878 square feet to 3,192 square feet, please contact Victor Kelly, Executive Vice President of Raider Realty, the in-house brokerage division of Larken Associates at VKelly@Larken.net or 908-874-8686 or visit <https://www.larkenassociates.com/commercial-leasing/the-pinnacle-65>.

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.