

# 3 WEST

3 West Broad Street | Bethlehem | Northampton County | Pennsylvania



3 West offers retail and office space for lease. Renovations are planned as follows: renovated exterior, extensive interior renovations including an updated lobby, common corridor and cafe, as well as new signage, light fixtures, contemporary glass walls, wallpaper, flooring and two passenger elevators. A public garage operated by the Bethlehem Parking Authority is attached to the property via an enclosed pedestrian bridge providing over 750 parking spaces.

Downtown Bethlehem has experienced a renaissance in recent years, and 3 West is situated within walking distance of the charming Hotel Bethlehem, numerous boutiques, restaurants and other specialty shops along Main Street. Less than a half mile away, the property also benefits from convenient access to PA Routes 378, 22 and I-78.

## DEMOGRAPHICS

Radius	3 Miles	5 Miles	7 Miles
Population	101,956	179,704	337,368
Households	39,762	68,464	126,525
Average Household Income	\$70,242	\$78,605	\$82,552

11/21

## FEATURES

- Optional built to suit retail and office space designed to fit your individual needs
- High-speed internet access available
- Two passenger elevators with access to all levels
- A public garage operated by the Bethlehem Parking Authority is attached to the property via an enclosed pedestrian bridge providing over 750 parking spaces

**SUITE SIZES FOR LEASE FROM:**  
**1500 up to 6610 sf (+/-)**

**(908) 874-8686 | LarkenAssociates.com**

Immediate Occupancy | Brokers Protected



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