



LARKEN ASSOCIATES WELCOMES FOOD & BEVERAGE CONCEPT TO 3 WEST OFFERING BUILT TO SUIT RETAIL AND OFFICE SPACE FOR LEASE IN BETHLEHEM, PA

BETHLEHEM, PA, July 24, 2024 — Larken Associates, a regional leader in real estate building, development and management, announces it has negotiated a 1,809-square-foot retail lease with A Couple Craves at 3 West, located at 3 West Broad Street in Bethlehem, PA. Rob Marek, Executive Vice President of Raider Realty, the in-house brokerage team of Larken Associates, represented the firm in the transaction.

A Couple Craves is a local small business offering charcuterie boards and boxes as well as locally sourced meats, cheeses, honey, spreads and more. The shop features low-top tables and high-top counters to provide customers with convenient dine-in options.

3 West, constructed in 1980, is a two-story, 111,103-square-foot mixed-use building strategically located at the intersection of West Broad Street and Guetter Street in downtown Bethlehem. Acquired by Larken Associates in 2019, the recently renovated property features an updated lobby, common corridor and cafe as well as new signage, flooring, light fixtures, contemporary glass walls, an atrium staircase and a passenger elevator. The property is located near several boutiques, restaurants and specialty shops and is easily accessible from Routes 22 and 378 as well as Interstate 78.

“Our space at 3 West provides us with a strategic location in downtown Bethlehem that will help drive the continued growth of our business for many years to come,” said Jessica Loney, Co-Owner of A Couple Craves. “We are excited to become a staple of the local community and provide the residents of Bethlehem and surrounding areas with innovative products and fresh, locally sourced goods.”

Marek added, “Bethlehem is continuing to experience a dramatic resurgence that has made it a can’t miss destination in the Lehigh Valley. We are excited that 3 West continues to play an important role in its transformation as a home for unique businesses like A Couple Craves. We wish them all the best with their new business.”

3 West currently offers a variety of retail spaces for lease, ranging from 1,571 to 5,716 square feet (+/-). Additionally, office spaces from 4,180 to 24,447 square feet (+/-) are available.

For more information on retail and office space for rent at 3 West, please contact Rob Marek at 908-874-8686 or RMarek@Larken.net and visit <https://www.larkenassociates.com/commercial-leasing/3-west>.

About Larken Associates

Larken Associates is a regional leader in real estate building, development and management. Leveraging over 55 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 four million square feet and 1,000 tenants across office, industrial, retail and mixed-use and approximately 2,500 owned and managed residential units across 19 unique communities with another 1,500 in the development pipeline, 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 <https://www.larkenassociates.com> and follow us on LinkedIn, Facebook, X and Instagram.