

22 S 2nd St, Emmaus, PA

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Presented By:
Realty One Group Supreme



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Property Details

1st floor furnished office space offered as a modified gross lease including utilities offered at \$18 per sq ft. Available May 1st or after for occupancy. Up to 4,018 sq ft available and willing to divide based on tenant needs (412, 1404 or 2202 sq ft spaces available). Building has common area maintenance and amenities such as restrooms, lunch room, foyer/reception area, waiting area, elevator, parking lot and outside terrace. ADA accessible building. Beautiful location downtown Emmaus just off Main St where signage is possible too. Renting an office in Emmaus provides the best of both worlds: strategic regional access and a community-focused setting with lower overhead costs. For businesses looking to maximize visibility, control expenses, and operate in a stable and growing market, Emmaus stands out as a smart and sustainable choice.

Price: \$18.00 /SF/YR

- Partially furnished ready to move in office space
- 50 off Street parking spots & elevator service
- Impressive Employee Lunch room area inside and out.

View the full listing here: <https://www.loopnet.com/Listing/22-S-2nd-St-Emmaus-PA/39893593/>

Rental Rate:	\$18.00 /SF/YR
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area	18,546 SF
:	
Year Built:	1885
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$1.50 /SF/MO

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Listing space

1st Floor	Space Available:	5,174 SF
	Rental Rate:	\$18.00 /SF/YR
	Date Available:	May 01, 2026
	Service Type:	Modified Gross
	Built Out As:	Standard Office
	Space Type:	New
	Space Use:	Office
	Lease Term:	Negotiable

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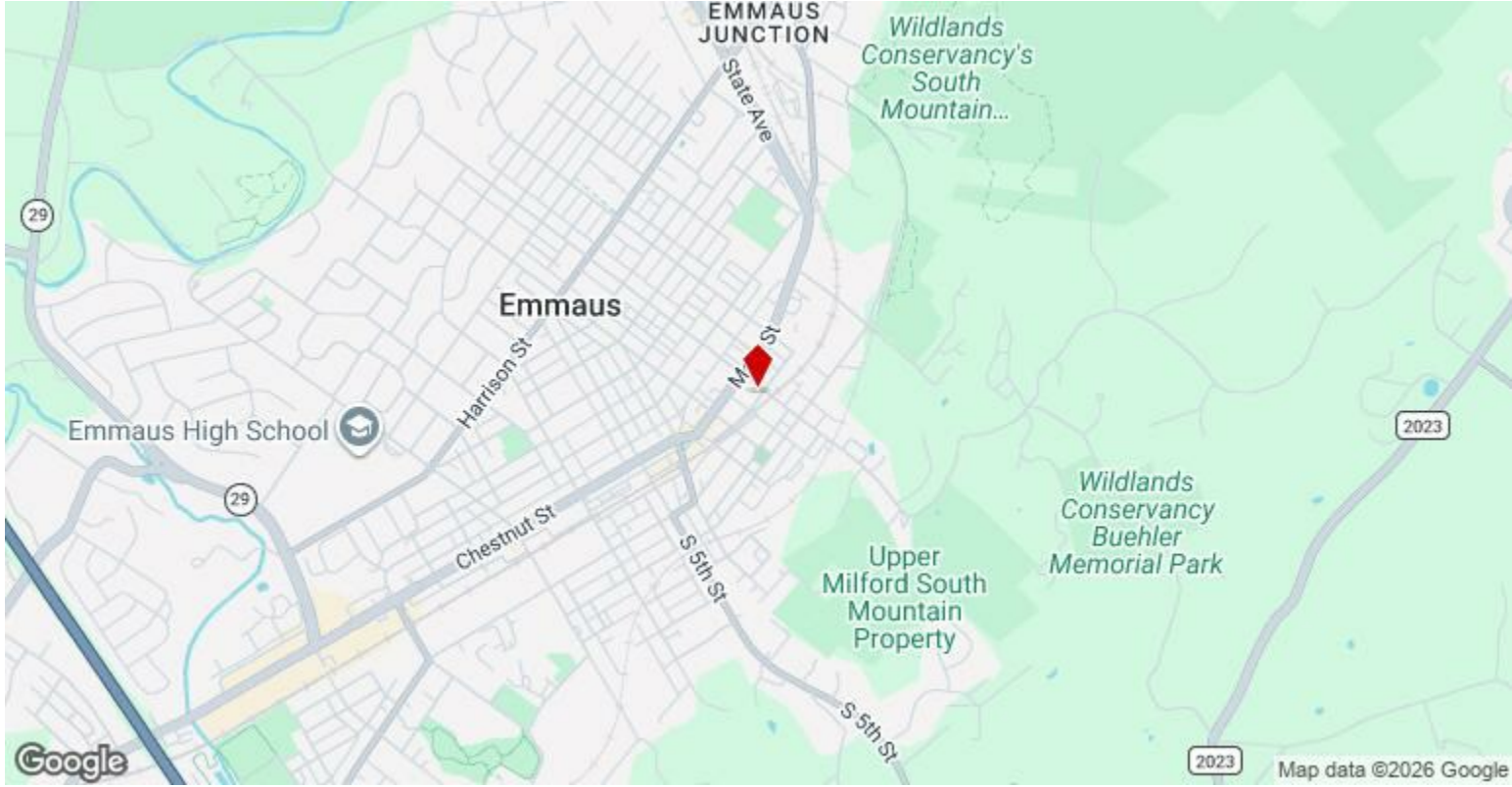
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Architectural Studio	-	
ICORE Consulting	-	
M Shanken Communications Inc	-	
Online Data Systems Xperia	-	
PA Fire Recovery Services	-	
Vision Financial & Insurance Group	-	
Whiskey Advocate Inc	-	

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Location



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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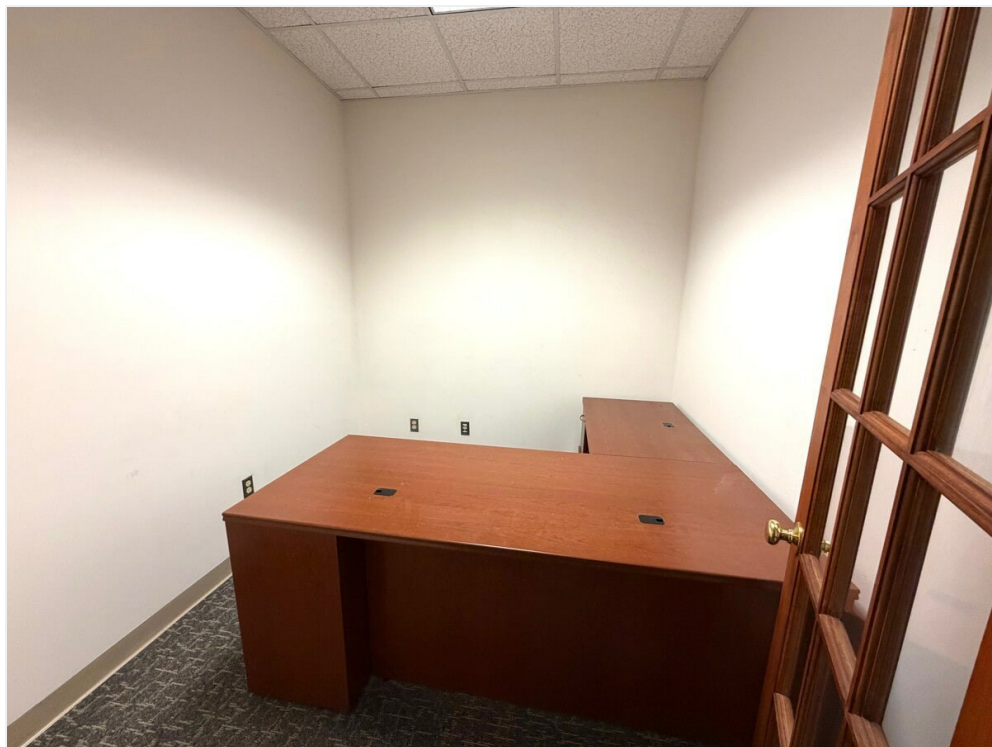


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Property Photos



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Property Photos



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Property Photos



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Property Photos



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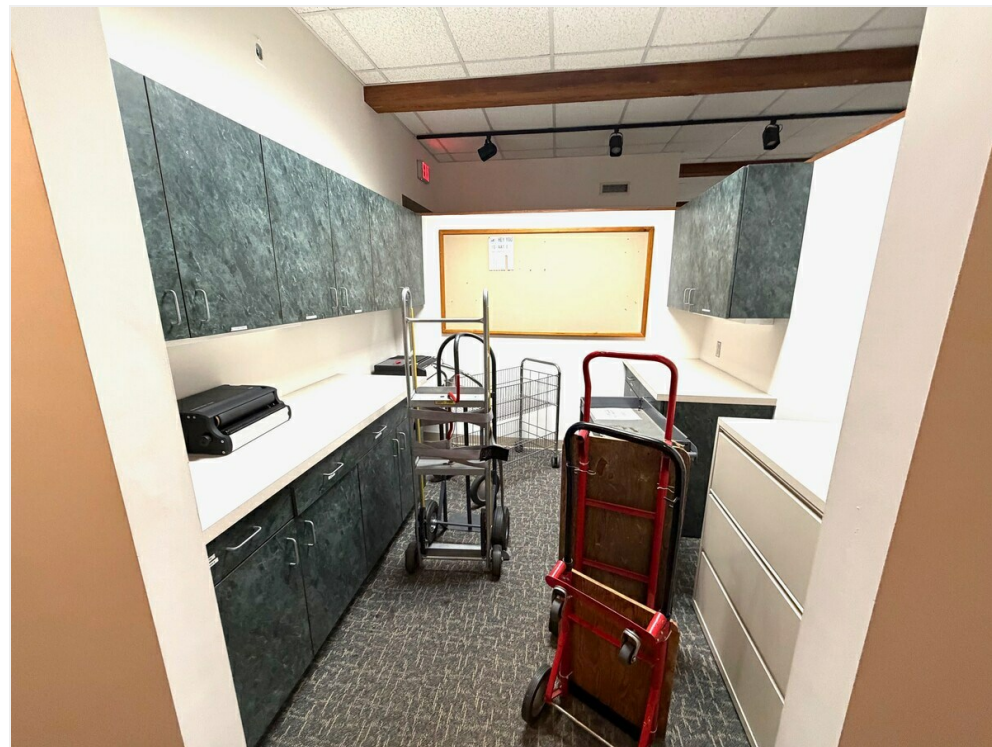
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Property Photos



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Property Photos



Building Photo

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Stephanie Salanik
salaniksold@gmail.com
(610) 360-3420 Direct

**Realty One Group
Supreme**
1495 Valley Center Pkwy Suite
300
Bethlehem, PA 18017

