

91 Larry Holmes Dr - Riverside Plaza Phase 2 - Riverside Plaza



Location: **Riverside Plaza Phase 2**
Lehigh Valley Cluster
Lehigh/Northampton Submarket
Northampton County
Easton, PA 18042

Building Type: **Class B Office**

Status: **Built 1995**

Stories: **2**

RBA: **18,705 SF**

Typical Floor: **9,352 SF**

Total Avail: **11,000 SF**

% Leased: **100%**

Landlord Rep: **Realty Mark Listings**
 Developer: **Larry Holmes Enterprises**
 Management: **Larry Holmes Enterprises**
 Recorded Owner: **World Media Group LLC**

Sales Company: **Realty Mark Listings: Jack Intrator (215) 583-7777**

For Sale: **For Sale at \$2,000,000 (\$106.92/SF) - Active**

Expenses: **2009 Tax @ \$3.30/sf**

Parcel Number: **L9SE2B-8-7-0310**

Parking: **60 Surface Spaces are available; Ratio of 3.21/1,000 SF**

Amenities: **Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	7,000	7,000	11,000	\$16.00/nnn	30 Days	Negotiable	Direct
<i>Realty Mark Listings / Jack Intrator (215) 583-7777</i>							
Today the 4,000 Sq. Ft. of the second floor is occupied by World Com. Which is the parent company of Lawyers.com Both the first and the second floor comprise enough space to allow for 11,000 Sq. Ft. on the first floor and with a full complement of office tenants that will as well take all remaining space for office use.							
P 2nd	4,000	4,000	11,000	\$15.00/nnn	30 Days	Negotiable	Direct
<i>Realty Mark Listings / Jack Intrator (215) 583-7777</i>							
Infrastructure for this Restaurant is in place and Landlord will consider raising the ceiling Height to allow for Vat's for a Brew Pub. Today the 4,000 Sq. Ft. of the second floor is occupied by World Com. Which is the parent company of Lawyers.com Both the first and the second floor comprise enough space to allow for 11,000 Sq. Ft. on the first floor and with a full complement of office tenants that will as well take all remaining space for office use.							

Building Notes

2-building complex also known as L & D Holmes Plaza