



First Floor
Professional Office
and Medical Suite



825 Delaware Ave

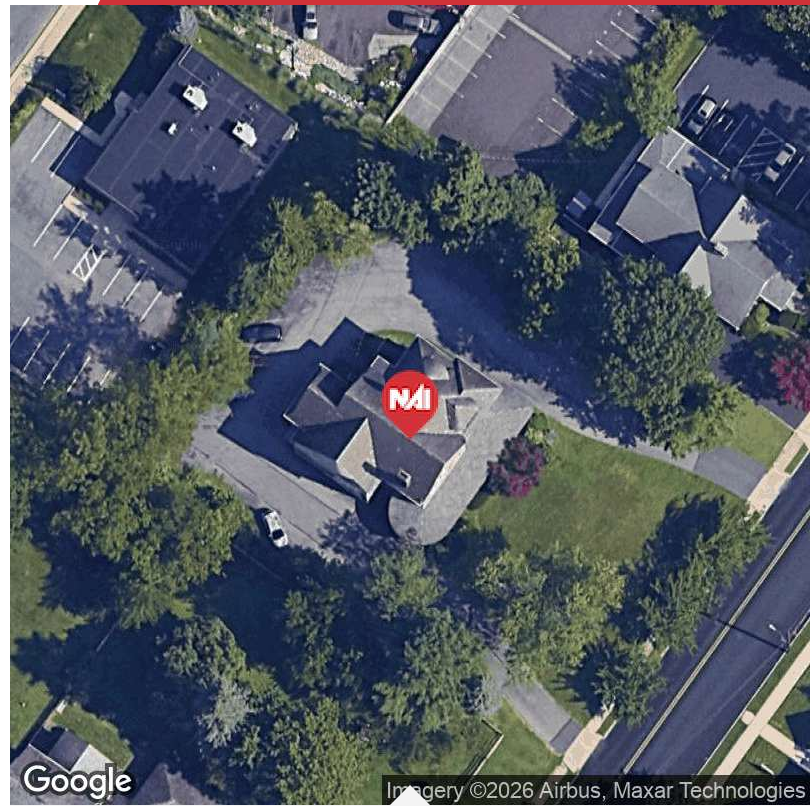
Fountain Hill, PA 18015

Jennifer Kennedy

O: 610.871.1707 | C: 610.217.9454
jennkennedy@naisummit.com

Madalyn Jukus

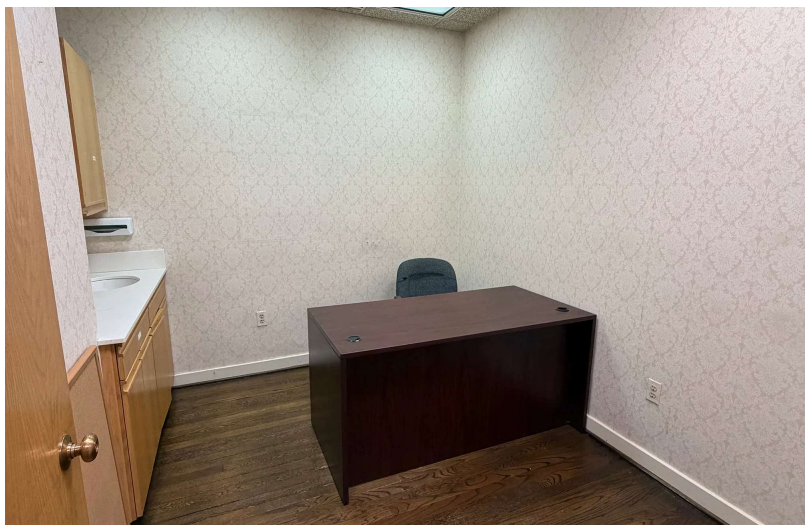
O: 610.871.1627 | C: 443.900.6796
mjukus@naisummit.com

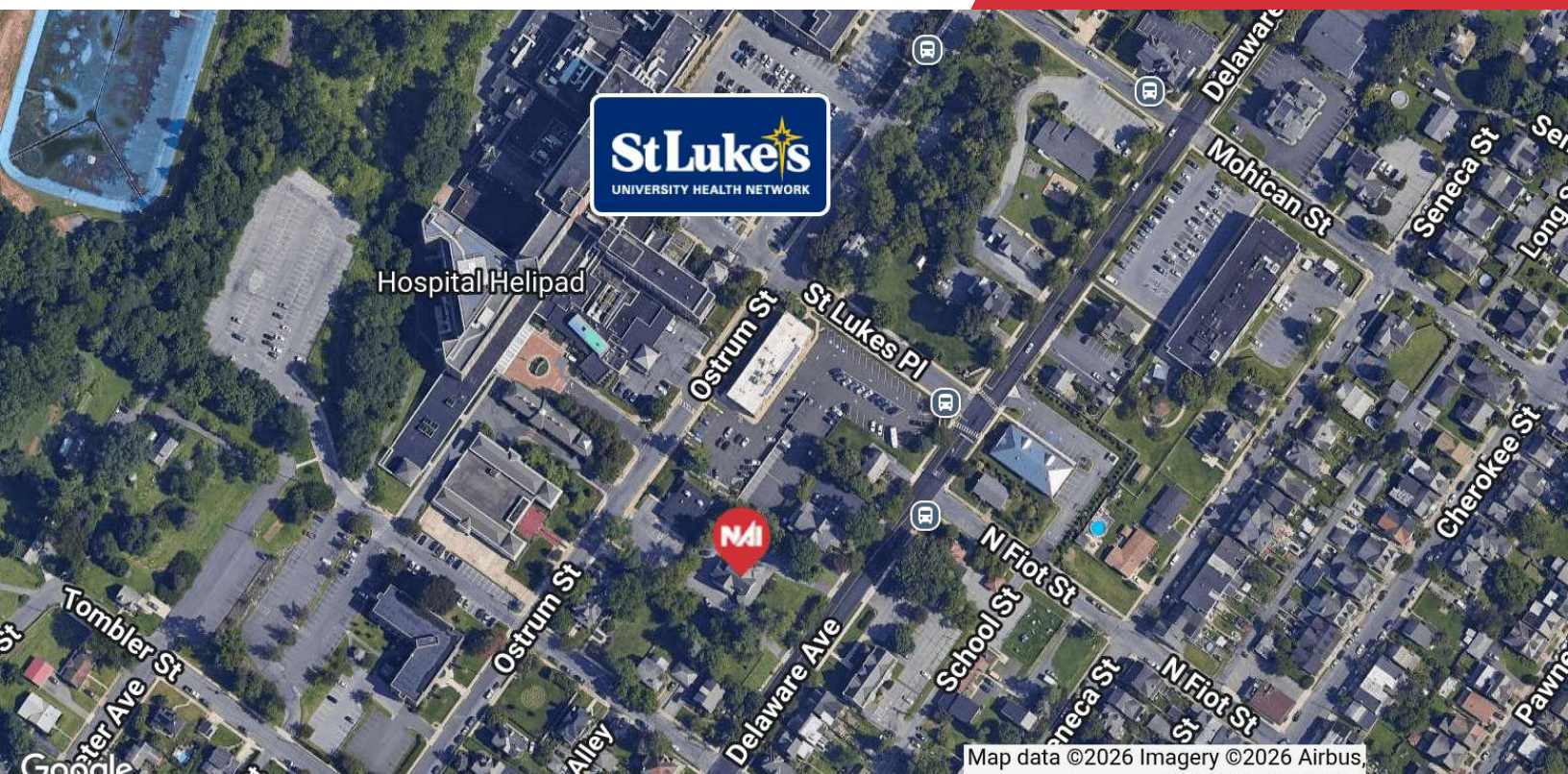


Property Type	Office
Available Size	3,597 SF
Lot Size	0.66 Acres
Building Class	B
Parking Spaces	7

Well-maintained 3,597 SF first-floor suite available for lease, featuring an existing medical/office layout with four treatment rooms, each equipped with a sink. The suite also includes a spacious reception area, kitchenette, single restroom, and multiple areas that can be configured to accommodate a variety of office or medical uses. Abundant windows provide excellent natural light throughout the space. Conveniently located just one block from a hospital, this move-in-ready suite offers an ideal setting for medical, healthcare, or professional office users.

- Close proximity to St. Luke's University Hospital - Bethlehem
- Lots of area amenities in nearby historic and downtown Bethlehem
- Exclusive private entrance for patients and clients
- Available immediately for Medical and Professional Office Tenants





	Time	Miles
Route 378	2 min	0.5 miles
Route 22	6 min	4.3 miles
I-78	12 min	6.2 miles

Location Advantages

- Convenient for medical professional requiring close proximity to St. Luke's University Hospital
- Easy access to Route 378
- Densely populated area
- Surrounded by other dental and medical professionals
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

Jennifer Kennedy
Vice President
O: 610 871 1707
jennkennedy@naisummit.com

Madalyn Jukus
Associate
O: 610 871 1627
mjukus@naisummit.com