

Available for Immediate Occupancy

Park Plaza Professional Center

3400 Bath Pike, Bethlehem, PA
 (Located at the SE Corner of Routes 22 & 512)



- Beautiful Park-like Setting along the Monocacy Creek
- Suites from 642 to 6,505 GSF
- Rents starting at \$15.00/GSF, including utilities
- Interior renovations available
- Outdoor Lounge w/ Lunch Area
- 24 hour building access
- Abundant parking available
- Individual heat pumps
- Professionally managed and maintained

Suite Availability

<u>Suite</u>	<u>Size (GSF)</u>	<u>Rate</u>	<u>Mo Rent</u>	<u>Comments</u>
100	1,482	20.00	2,470	Awesome, First Floor, Storefront Space
101W	795	20.00	1,325	Lease Pending
110	965	19.00	1,525	Three Offices, Powder Room
112	1,935	17.00	2,750	Large Open Area, Lots of Windows
302	1,832	19.65	3,000	Beautiful End Suite, All windows,
306/312	4,920/1,585	17.00	6,970/2,375	5 Offices, Con Rm, Large Open Area
400&410	3,015/2,350	15.00	3,770/2,930	Great Medical or Gen Offices

Notes: Suites 110/112, and 306/312 can be combined. Suites 400 and 410 can be divided.

A lease is under negotiation for Suite 400. All sizes quoted are based on gross square feet.

Tenant is responsible for Base Rent, suite specific maintenance plus partial CAM (~\$1.50/GSF).

Tenant pays Elec for Outbuildings.

Exclusive Broker



For Leasing Information Contact:

David A Klein Real Estate

(610) 820-9888

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