



# 3800 Sierra Circle

**FOR LEASE | +/- 3,550 SF | Medical Office Space**

Center Valley, PA

**AVISON  
YOUNG**

# Property overview

## Class A Medical / Office Building

3800 Sierra Circle is a 35,541 SF Class A office and medical building strategically located within the highly regarded Stabler Corporate Center in Center Valley, PA. Constructed in 2006 on a 3.32-acre site, the property offers a modern, professionally maintained environment with a 4.5/1,000 SF parking ratio, two elevators, and convenient access to both Route 309 and I-78. Positioned within one of the Lehigh Valley's most established corporate and healthcare corridors, the building provides exceptional accessibility and visibility for a wide range of professional users serving the surrounding community.

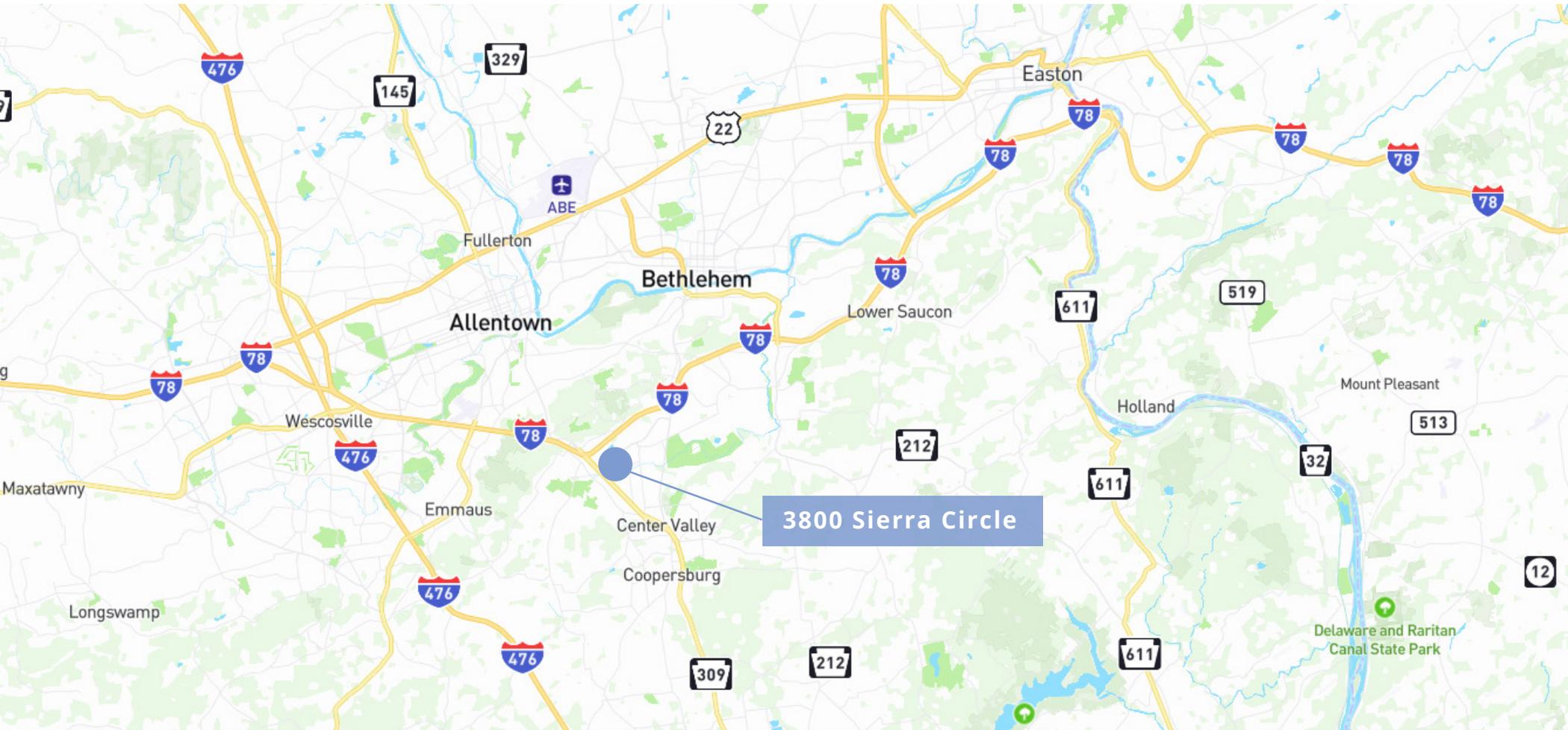
Anchored by Lehigh Valley Health Network, the property has historically attracted a diverse mix of tenants, including healthcare providers, law firms, financial services groups, educational institutions, and other professional and service-oriented businesses. The existing tenant base creates a stable, complementary environment while allowing flexibility for both medical and traditional office users. With its Enterprise zoning and adaptable suite layouts, 3800 Sierra Circle presents an opportunity for a broad range of professional and medical occupiers seeking high-quality space in a premier Center Valley location.

Address	3800 Sierra Circle, Center Valley, PA
Total Building SF	35,541 SF
Leasable SF	Total: +/- 3,550 SF Suite 205: 1,650 SF Suite 215: 1,900 SF
Building Class	A
Number of Floors	3
Year Built	2006
Parking Ratio	4.5 / 1,000 SF
Elevators	2
Zoning	Enterprise



# Location overview

Located in Center Valley, the property offers direct connectivity to major Lehigh Valley highways and surrounding population centers.



Immediate access to I-78 and Route 309

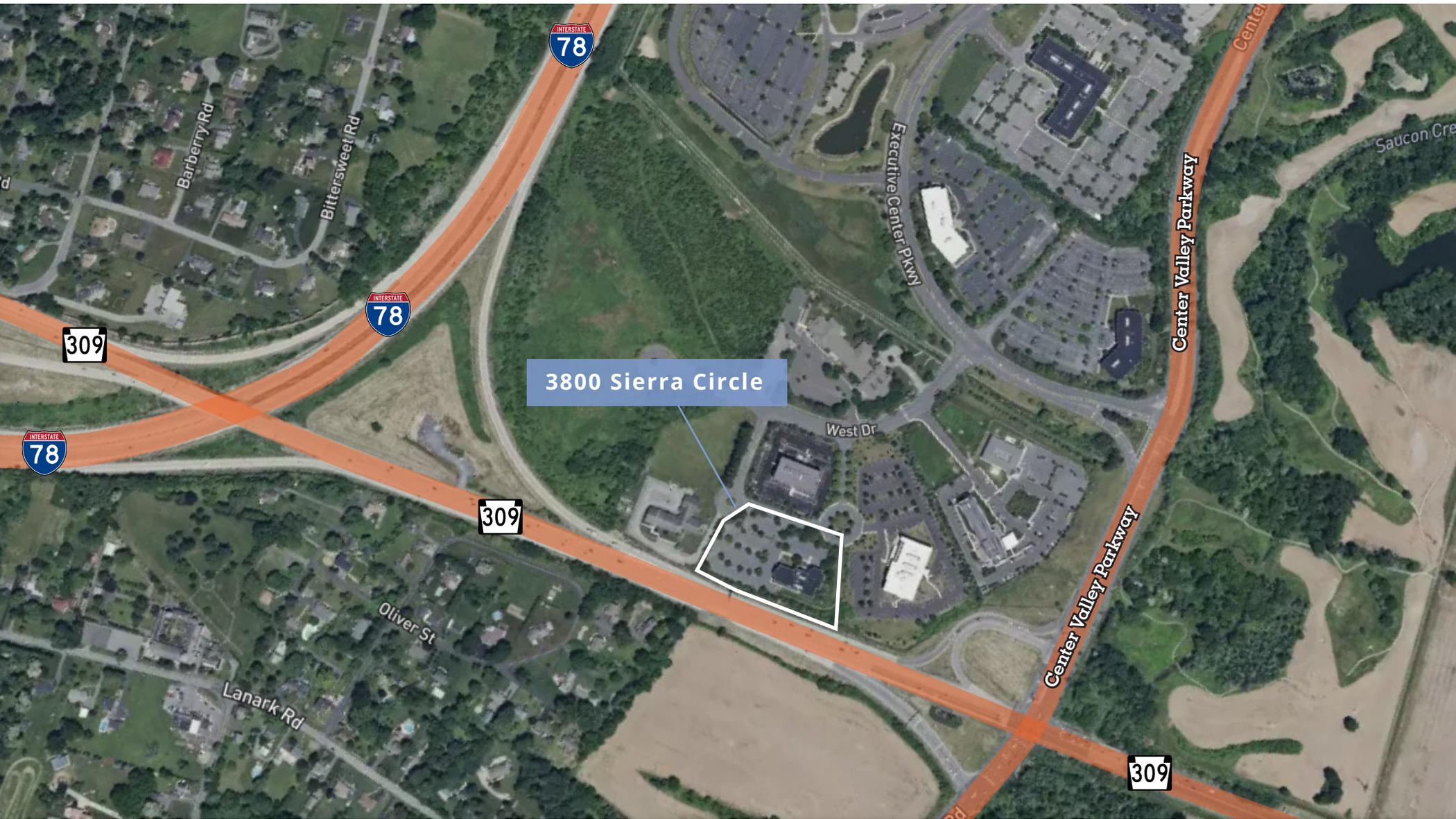


Centrally located within the Center Valley Medical Hub



Minutes from Allentown and Bethlehem

# Location overview



# Nearby amenities



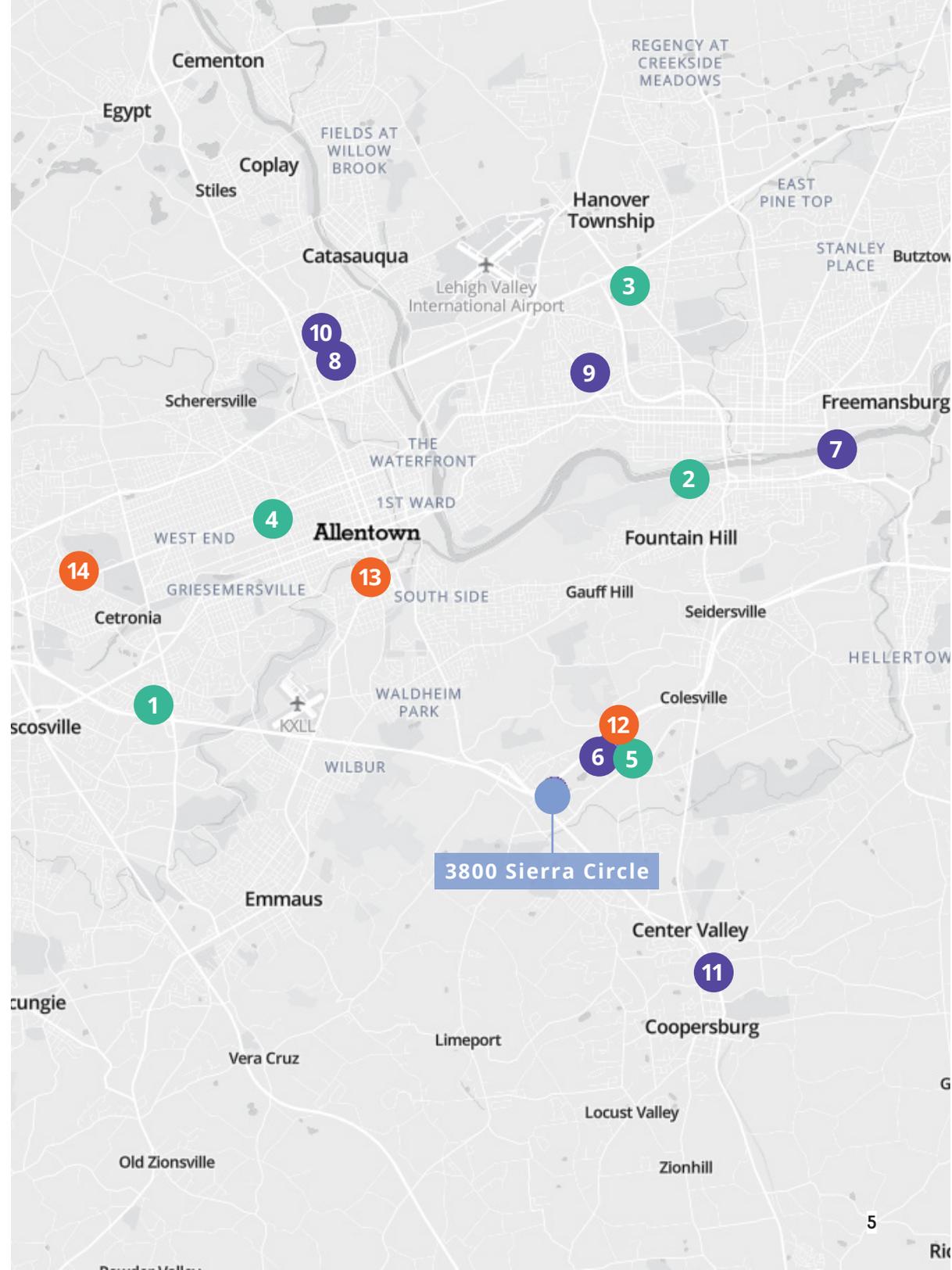
- 1 Lehigh Valley Hospital - Cedar Crest
- 2 St. Luke's University Hospital
- 3 Lehigh Valley Hospital - Muhlenberg
- 4 Lehigh Valley Hospital - 17th Street
- 5 Good Shepherd Rehabilitation Hospital



- 6 The Promenade Shops at Saucon Valley
- 7 The Outlets at Wind Creek
- 8 Lehigh Valley Mall
- 9 Lehigh Shopping Center
- 10 Whitehall Mall
- 11 Fairmont Village Shopping Center



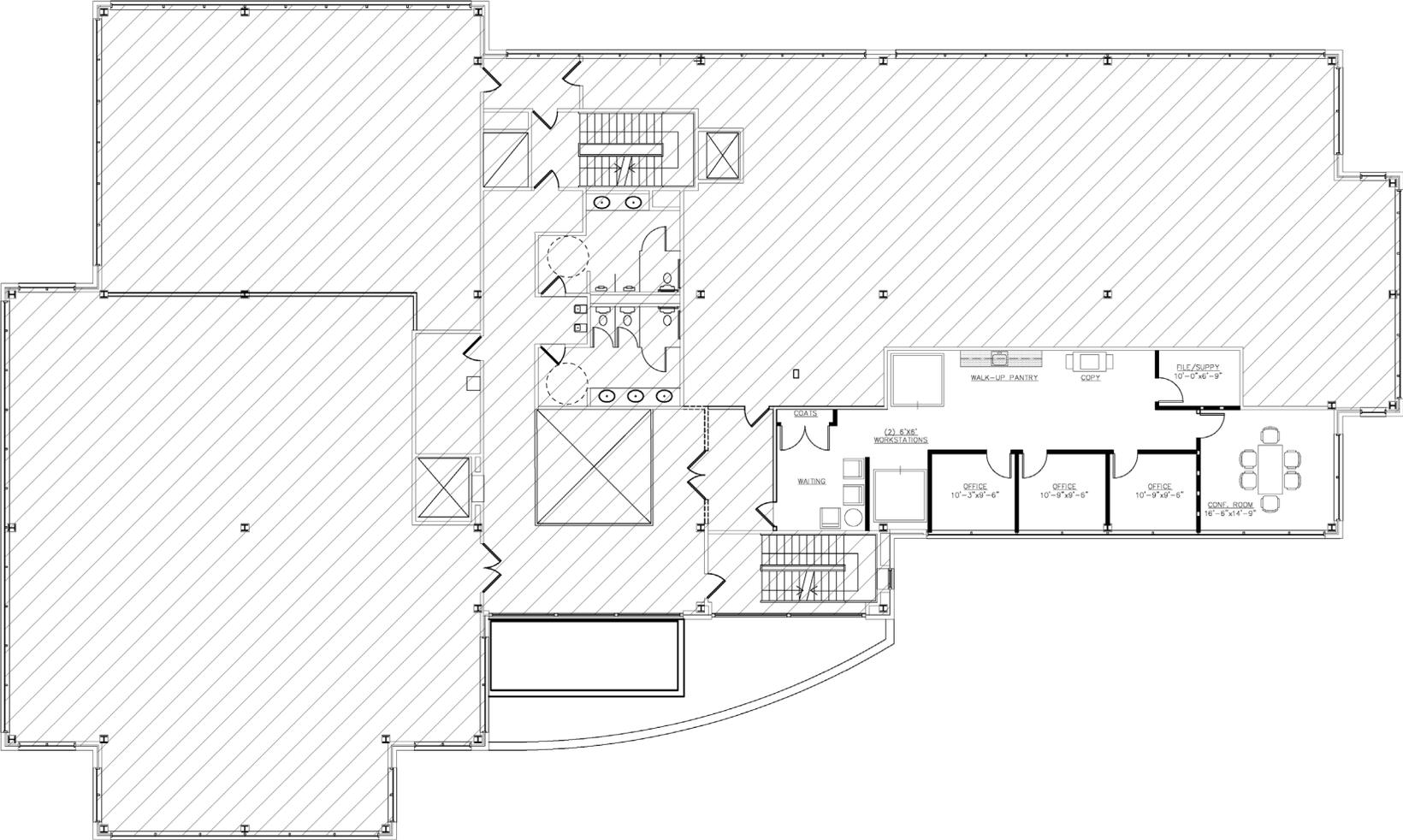
- 12 Starbucks Coffee
- 13 Chipotle Mexican Grill
- 14 Wegmans



# Floor plans

2nd Floor | Suite 205

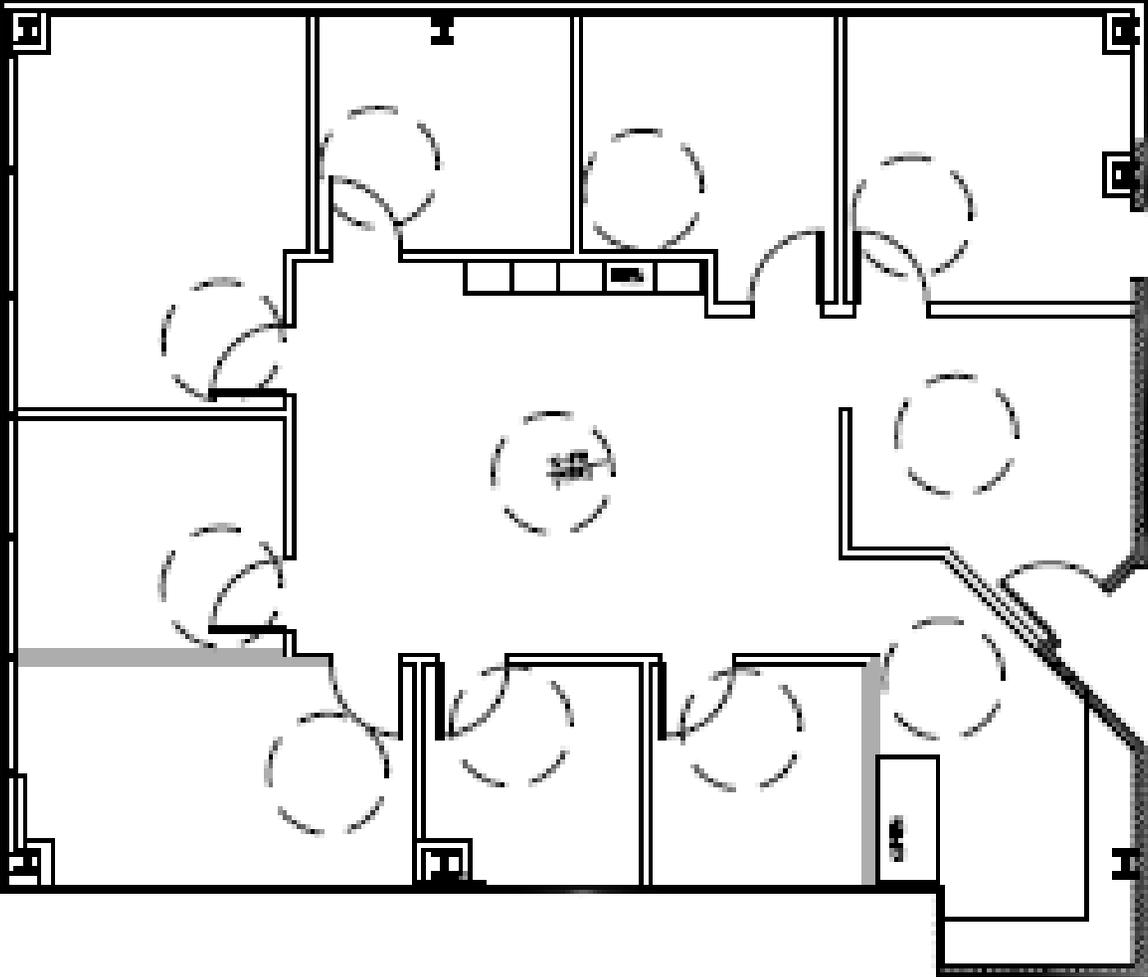
1,650 SF Available



# Floor plans

2nd Floor | Suite 215

1,900 SF Available



# Photo gallery

## Exteriors

3800 Sierra Circle



# Photo gallery

Interiors  
3800 Sierra Circle



**AVISON  
YOUNG**

# Get in touch with our team



**Patrick Kelley**

Principal

+1 610.276.1082

patrick.kelley@avisonyoung.com



**John Sudjian**

Associate

+1 610.276.1080

john.sudjian@avisonyoung.com

**Visit us online**

[avisonyoung.com](https://www.avisonyoung.com)

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

