

HIGHLAND SUITES AVAILABLE FOR LEASE

95 Highland Ave | Bethlehem PA, PA



HIGHLIGHTS

- 95 Highland Avenue is a Class A office building in a prime location.
- Located near the intersection of Route 22 and 512 it offers great access to points East-West and North-South.
- Undergoing major renovations in 2019 and 2020 it offers first class amenities to its current and future tenants.
- Clients and staff are afforded ample parking with direct access from the lit intersection of Route 512 and Highland Ave.
- Lobby features include digital signage, dual elevators and multi-story skylit atrium.



Suite	Floor	Square Feet	Rent (Monthly)	Lease Type	Notes
140	1st	928	\$1,040	Net	Net = \$6.30/SF
210	2nd	10375	\$11,629	Net	Net = \$6.30/SF
250	2nd	1306	\$1,464	Net	Net = \$6.30/SF
260	2nd	1688	\$1,892	Net	Net = \$6.30/SF
300	3rd	8343	\$9,351	Net	Net = \$6.30/SF
301	3rd	4538	\$5,086	Net	Net = \$6.30/SF
308	3rd	3028	\$3,394	Net	Net = \$6.30/SF



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,771	58,811	160,249



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$130,649	\$96,090	\$84,647



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,334	24,226	62,367

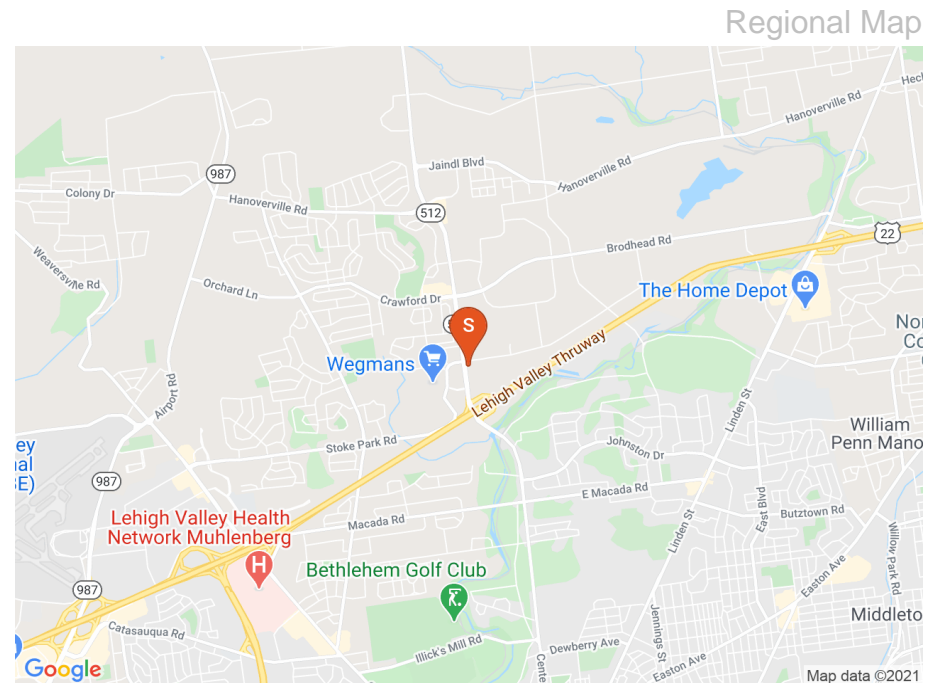
PROPERTY FEATURES

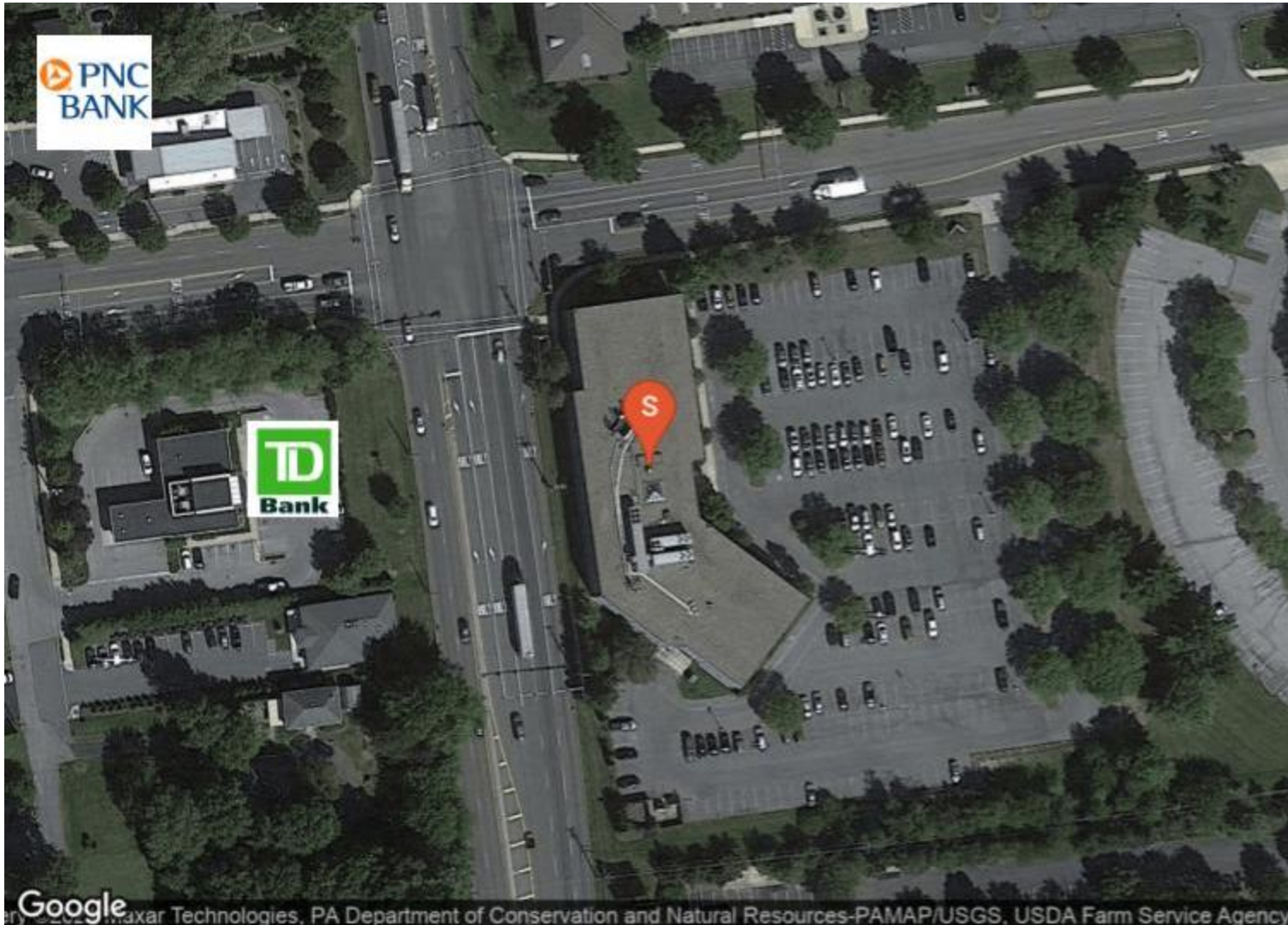
BUILDING SF	74,694
GLA (SF)	74,694
LAND SF	187,308
LAND ACRES	4.3
YEAR BUILT	1985
YEAR RENOVATED	2018
ZONING TYPE	P1BD
NUMBER OF BUILDINGS	1



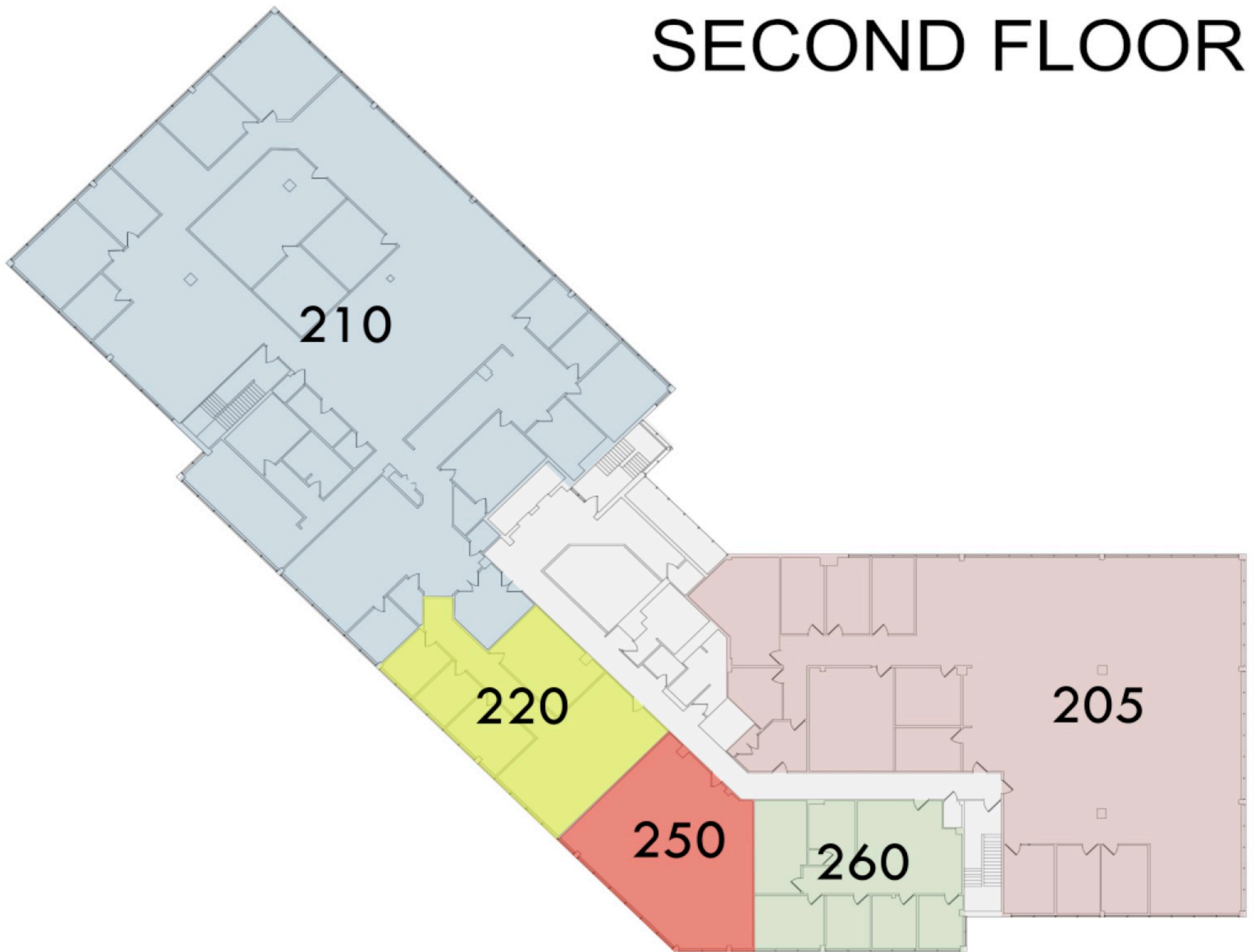
Location

- 95 Highland Avenue at the highly visible corner of Rt 512 and Highland Avenue.
- Located near the intersection of Route 22 and 512 it offers great access to points East-West and North-South.
- Easy access to all major Lehigh Valley metropolitan areas including Bethlehem, Allentown and Easton.
- 75 minutes to Philadelphia
- 90 minutes to New York City

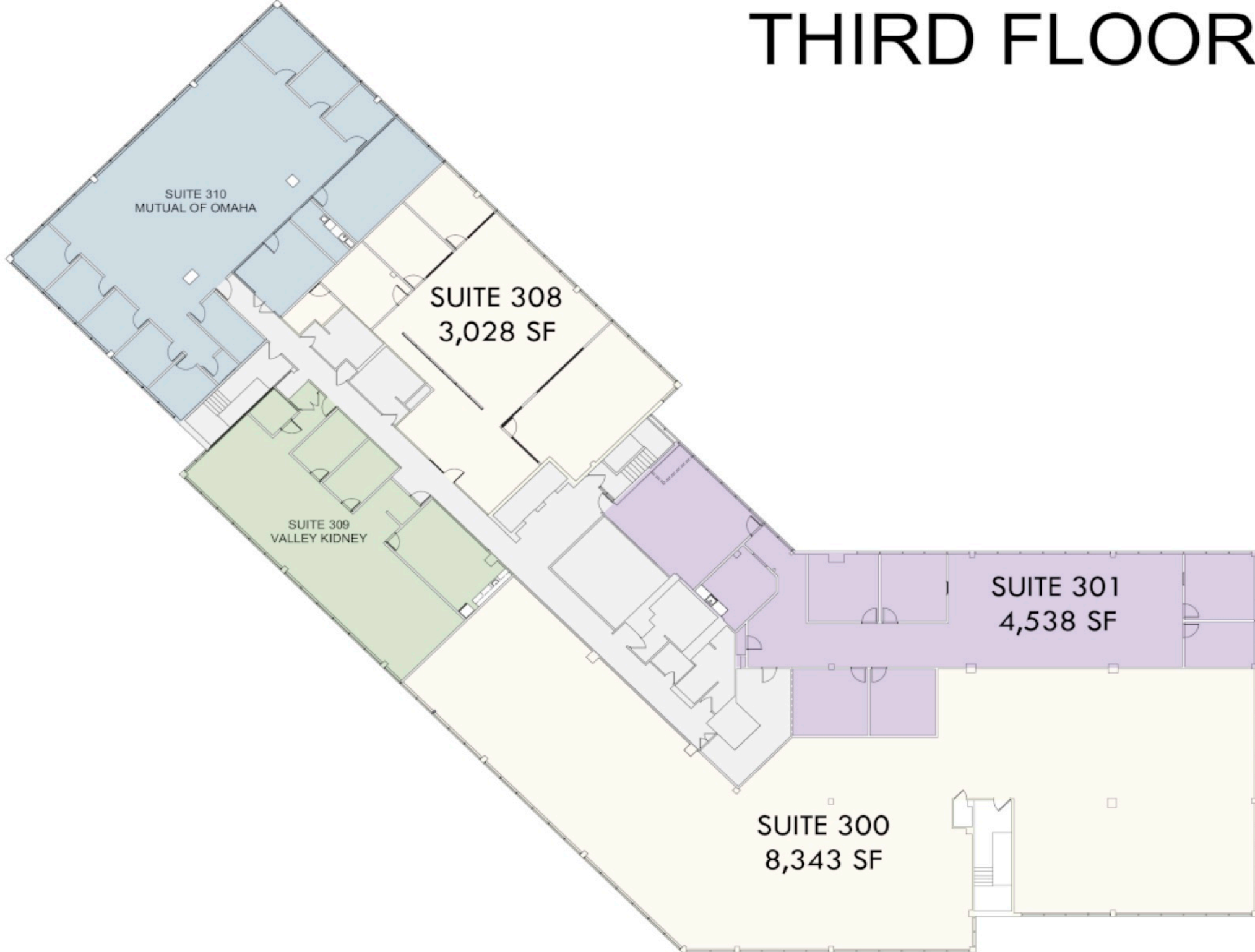


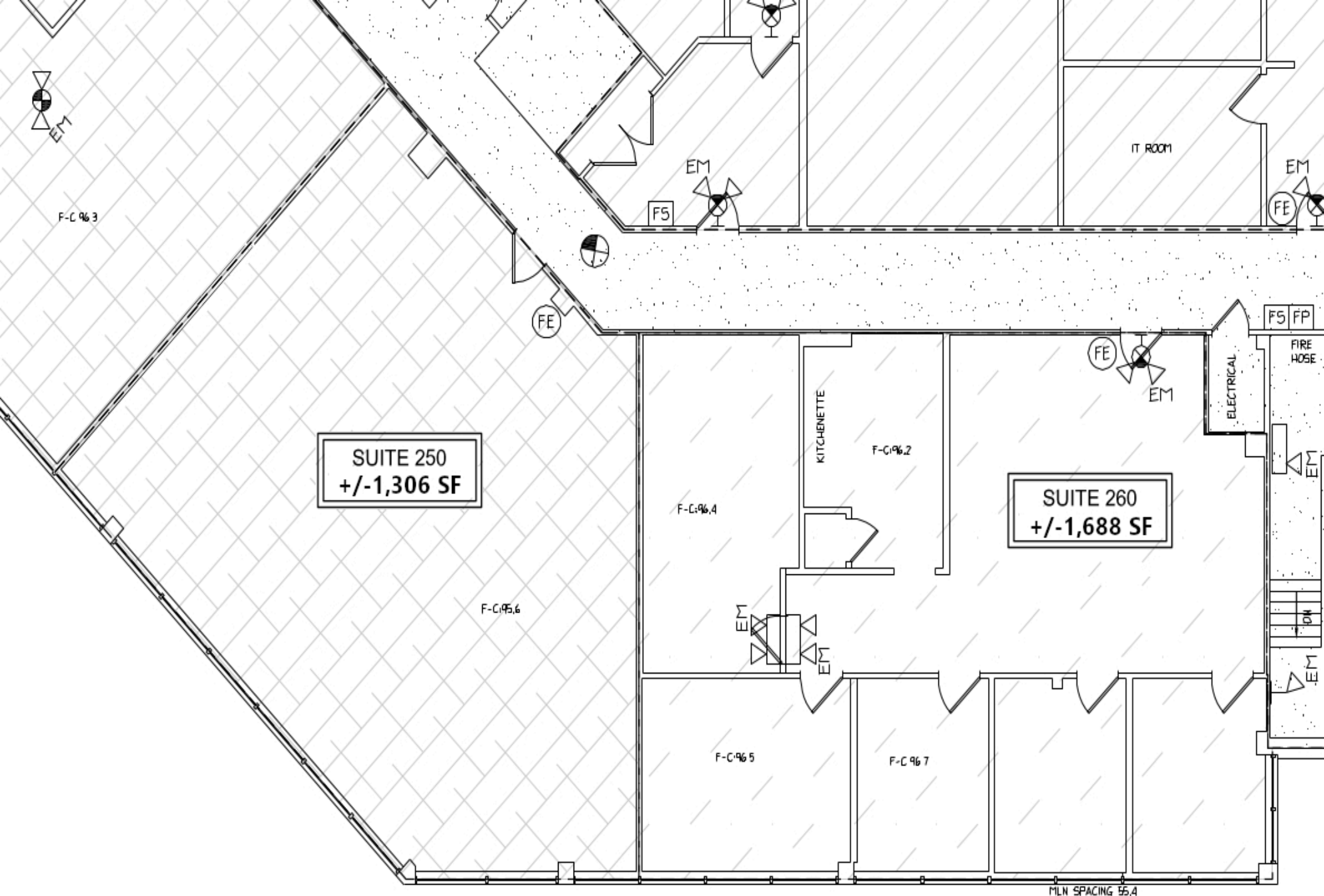


SECOND FLOOR



THIRD FLOOR





SUITE 250
+/-1,306 SF

SUITE 260
+/-1,688 SF

F-C 96 3

F5

FE

IT ROOM

FE

F5 FP

FIRE HOSE

ELECTRICAL

SUITE 250
+/-1,306 SF

SUITE 260
+/-1,688 SF

F-C 96,4

F-C 96,2

F-C 96,6

KITCHENETTE

Σ EI

EPT

F-C 96 5

F-C 96 7

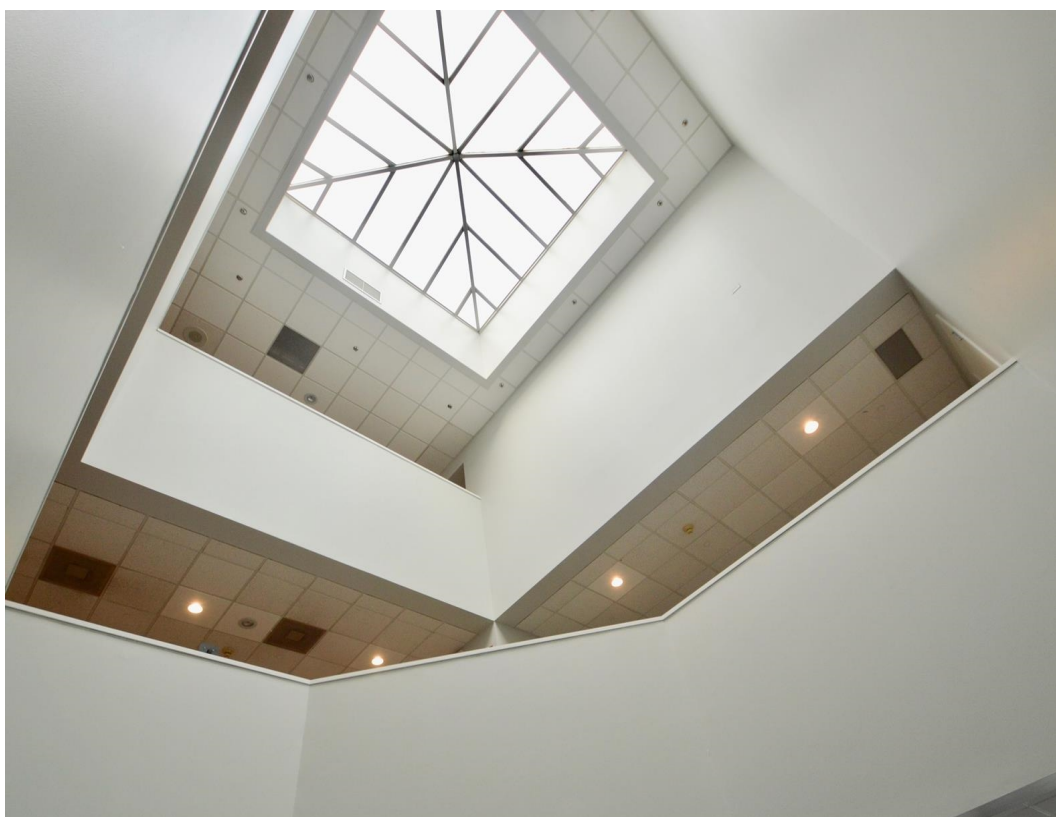
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MLN SPACING 95,4









DLP Realty and DLP Real Estate Capital, a leader in the commercial real estate sectors of investment management, lending, asset management, property management, construction, multifamily building, and brokerage.

DLP has been ranked in the Inc. 5000 fastest growing companies in the U.S. for 8 consecutive years and has been named by The Wall Street Journal as one of the top 15 real estate firms in the U.S. for the fifth straight year.

Since DLP's founding in 2006, DLP has built a successful track record of generating consistent profits in all market conditions and cycles. With over \$1 billion in assets under management, DLP's portfolio includes ownership of more than 12,000 apartments and homes.

DLP Real Estate Capital leads and inspires building wealth and prosperity through the execution of innovative real estate solutions. DLP generates consistent returns and results for its investors and partners, and gives back through its foundation.

Continuing its steady year-over-year growth, the company earned a spot multiple Best Places to Work lists for 6 years in a row and on the Inc. 5000 list of fastest growing companies for 8 years in a row. With over \$900 million in assets under management, DLP provides housing for over 20,000 residents.



Bruce Eaton
Advisor

Bruce started his career in commercial real estate with a focus in multifamily and office in 2010. He takes a multi-disciplinary approach to investing utilizing his years as a commercial manager and investment advisor to provide sound and accurate advice.

As an avid reader and real estate pod cast listener he is constantly seeking new approaches and sage advice from the professionals working in the industry.

In 2017 Bruce started an investment group with 2 additional principal investors. Working through the challenges of running a successful portfolio has provided a frontline experience that he translates into knowledge for his clients and associates.

When he isn't working on a new project or real estate deal, Bruce enjoys the outdoors and spending time with his wife Abby, his son Grant and their dog Reggie. He also can't say no to a good board game or a round of golf.

Highland Suites Available for Lease

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The information contained herein is not a substitute for a thorough due diligence investigation. DLP Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:

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Advisor

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