

# 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 1,585 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	Rented
102	1,675	15.75	2,200	Available October 1, 2024
110	965	19.00	1,525	Rented
112	1,935	17.00	2,750	Rented
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 306/312 can be combined. Suites 400 and 410 can be divided. 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**  
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