

Lehigh Valley Med-Tech Park

Bethlehem, PA

Colliers

EXCLUSIVE SALE OPPORTUNITY

OFFERING 1 & OFFERING 2 MAY BE ACQUIRED SEPARATELY OR AS A COMBINED PORTFOLIO

**OFFERING 1: STABILIZED 3-BUILDING
SINGLE-TENANT NNN PORTFOLIO
(100% OCCUPIED)**

83 S. Commerce Way, Lehigh Valley Med-Tech Park
±19,252 SF *Bethlehem, PA*



87 S. Commerce Way, Lehigh Valley Med-Tech Park
±22,653 SF *Bethlehem, PA*



89 S. Commerce Way, Lehigh Valley Med-Tech Park
±43,200 SF *Bethlehem, PA*



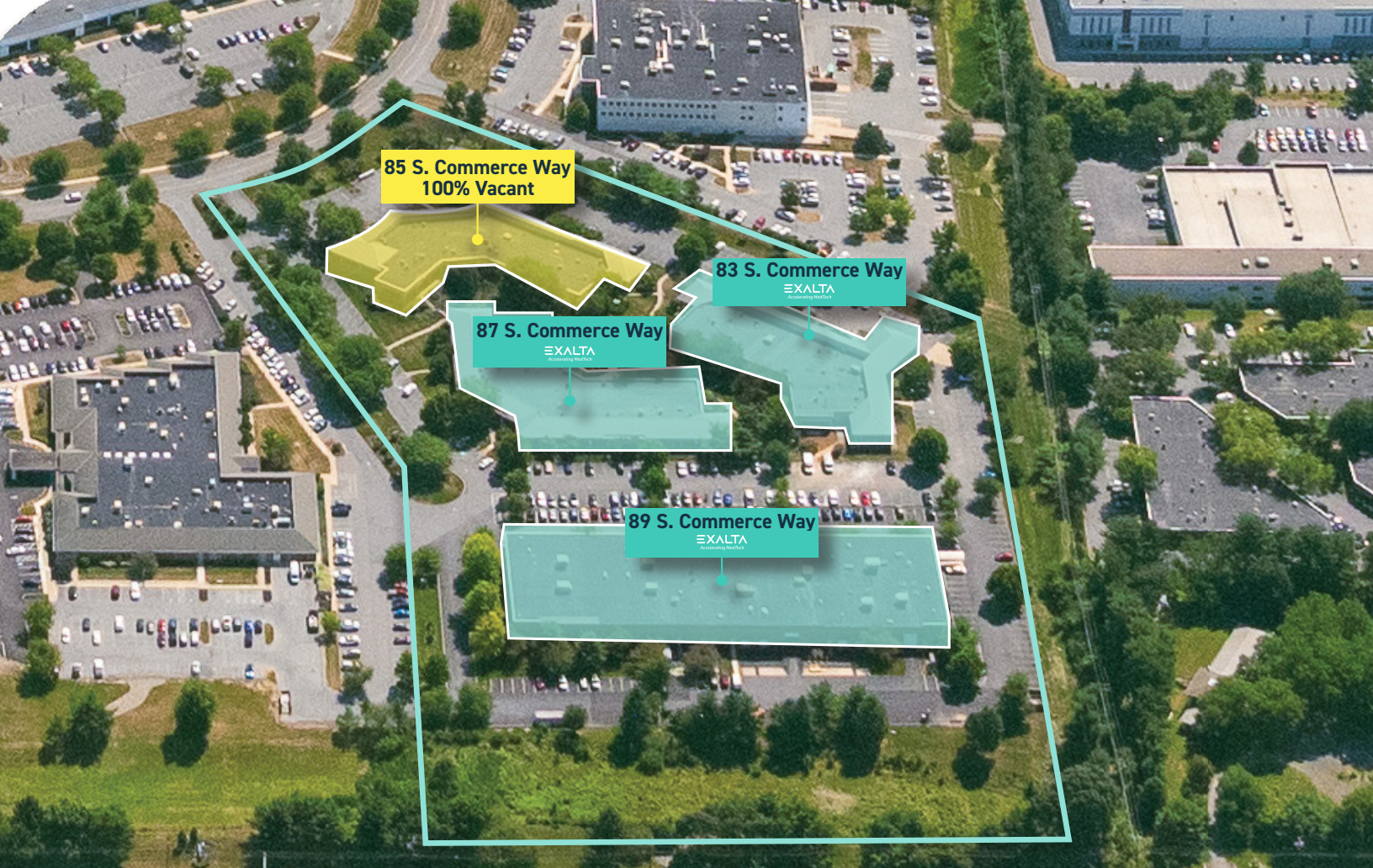
OFFERING ONE

**OFFERING 2: VACANT SINGLE-BUILDING
VALUE ADD-FLEX OPPORTUNITY**

85 S. Commerce Way, Lehigh Valley Med-Tech Park
±21,119 SF *Bethlehem, PA*



OFFERING TWO



PORTFOLIO OVERVIEW

	Offering 1: Stabilized Campus	Offering 2: Value-Add Building
Buildings	3	1
Address	83, 87 & 89 S. Commerce Way	85 S. Commerce Way
SF	±85,105	±21,119
Occupancy	100%	0%
Tenant	EXALTA	Vacant
Lease Structure	NNN	-
WALT	10 Years	-

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