



Suites Available in  
Bethlehem's Premier  
Medical Office Campus



# 5325 Northgate Dr

Bethlehem, PA 18017

**Jennifer Kennedy**

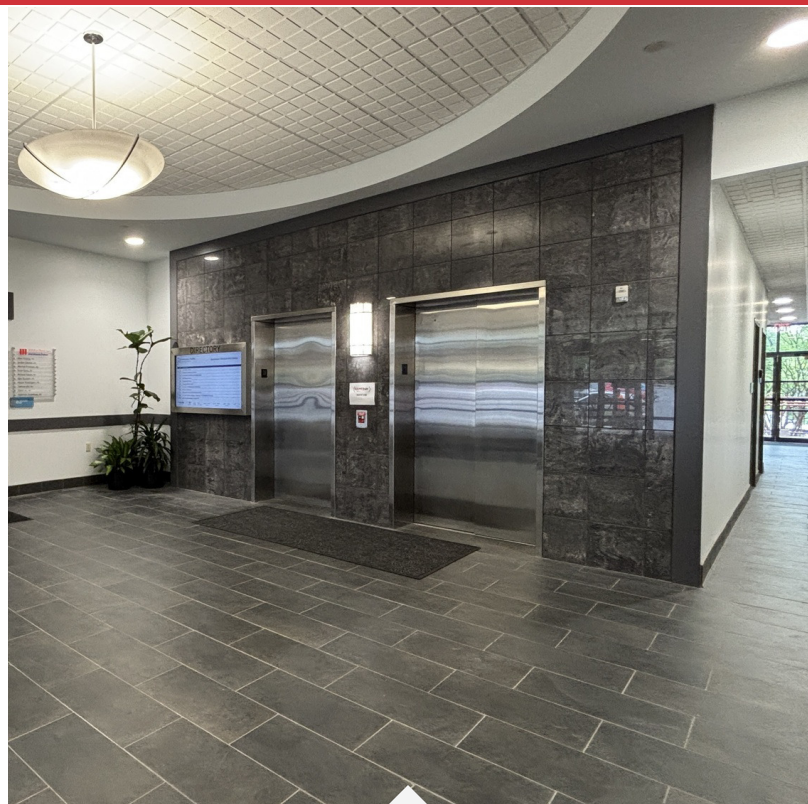
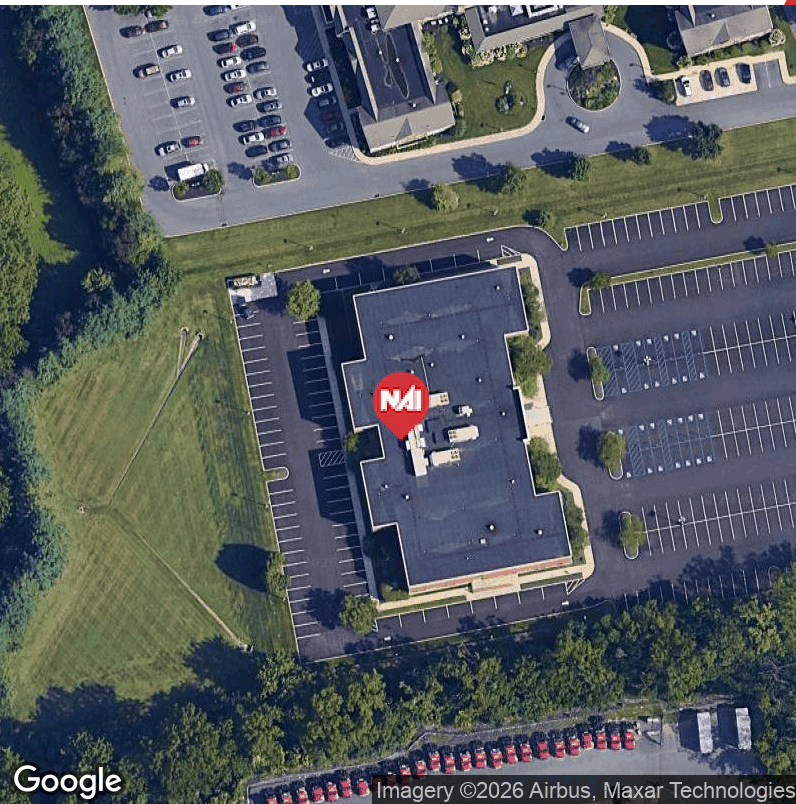
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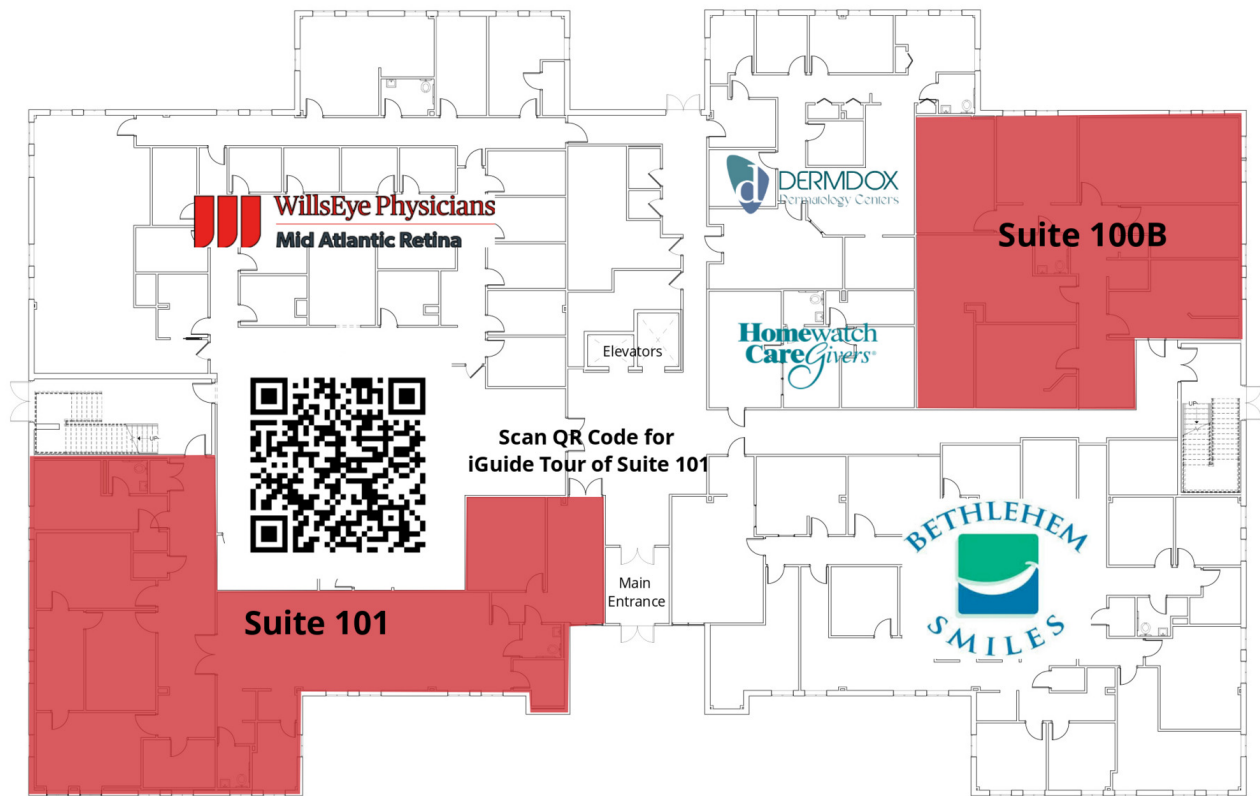
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<b>Property Type</b>	Office
<b>Building Size</b>	53,656 SF
<b>Lot Size</b>	10.08 Acre
<b>Year Last Renovated</b>	2023

This two-story, Class A office building offers multiple suites including two prime first-floor suite with excellent visibility and accessibility. Recently updated with modern lobby and common area renovations, the building provides a welcoming environment with ample parking for both staff and visitors. Located near residential areas and highways, with strong demographics, it's home to a dynamic mix of medical and office professionals. Positioned directly off Route 512 with easy access to Routes 22, 33, and 378, the property is both convenient and connected. A generous tenant improvement bonus is available, making this an ideal opportunity for tenants looking to buildout their custom space.

- Prime first-floor suites offers exceptional visibility and convenience for patients
- Generous Tenant Improvement Package
- Free Rent Incentives
- Newly renovated lobby for elevated patient experience



## Lease Information

<b>Lease Type:</b>	Modified Gross	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	3,641 - 4,615 Rentable SF	<b>Lease Rate:</b>	Negotiable

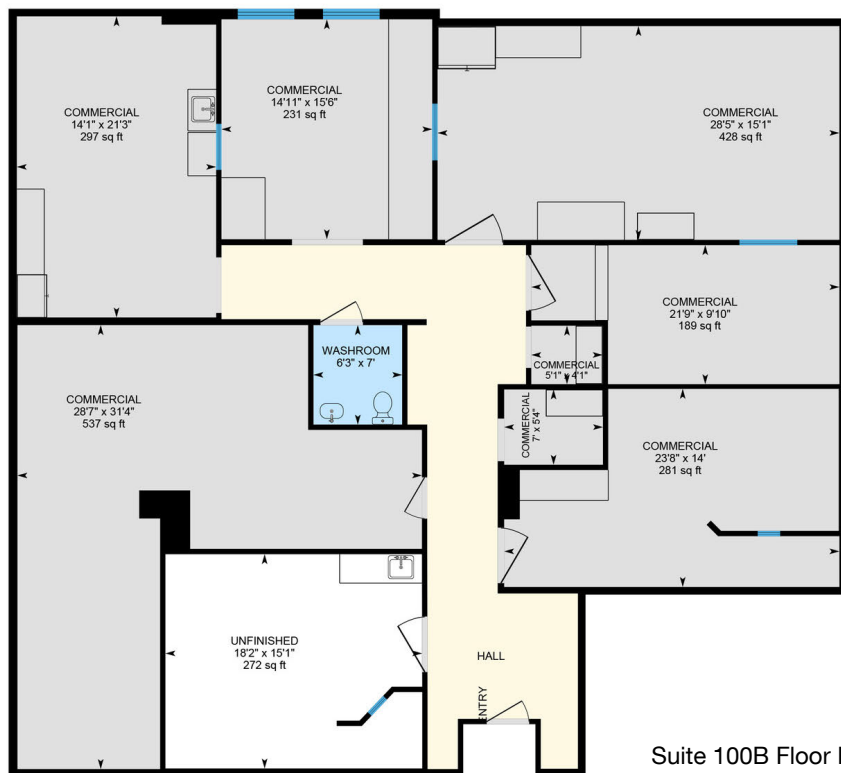
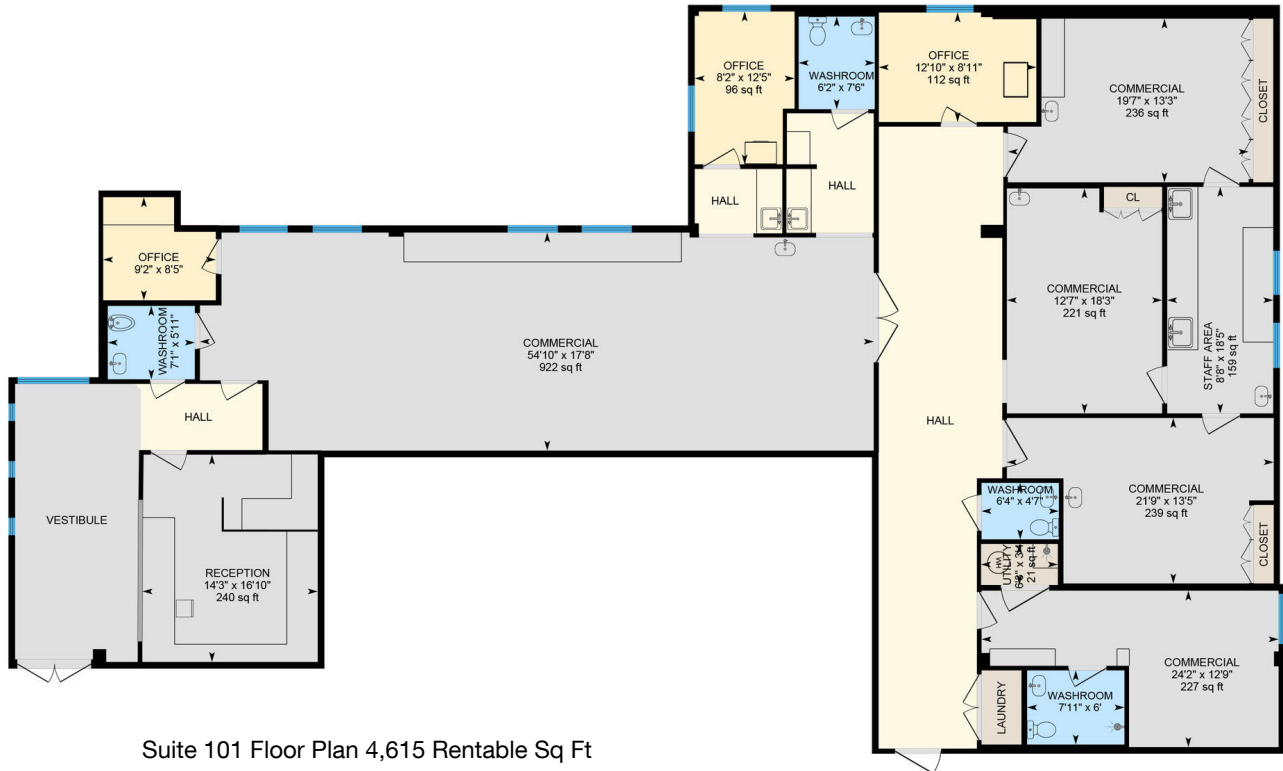
## Available Spaces

Suite	Description
■ Suite 100B	3,641 Rentable Sq Ft. Space ready for custom buildout! Prime first-floor suite offers exceptional convenience for patients. Formerly occupied by radiology group, space has 7 ample size rooms that offer flexibility for customized layout design, 1 ADA Restroom, 3-phase 208v electric service. Generous Tenant Improvement Offered!
■ Suite 101	4,615 Rentable Sq Ft. Currently fit out for an endoscopy practice. Layout includes 3 procedure rooms with plumbing, oxygen lines, and ample in room storage. Large lab space with 2 eyewash stations. A large recovery room with 8 bays each with oxygen lines. 4 ADA restrooms throughout the suite. General office areas include reception and waiting area, private nurses office, physicians consult room, breakroom/locker room, laundry hookups, and storage room.



### Available Spaces

Suite	Size	Type	Description
■ Suite 209	3,461 SF	Modified Gross	New suite coming available in January 2027



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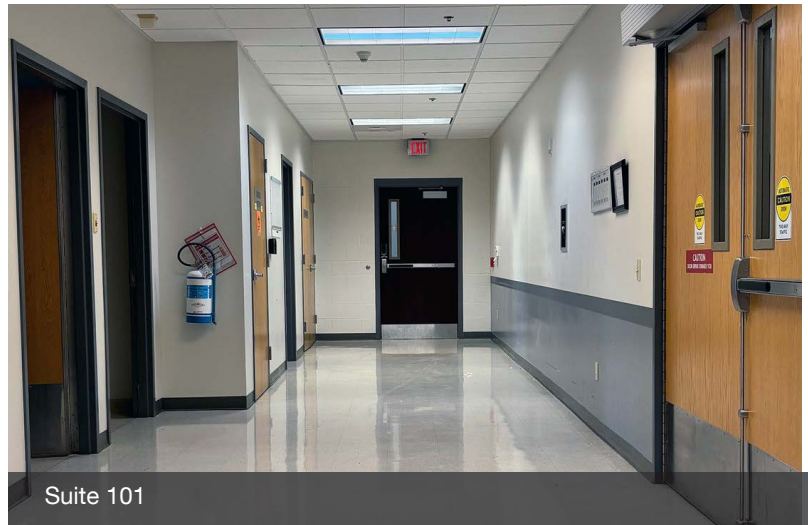
First Floor Lobby



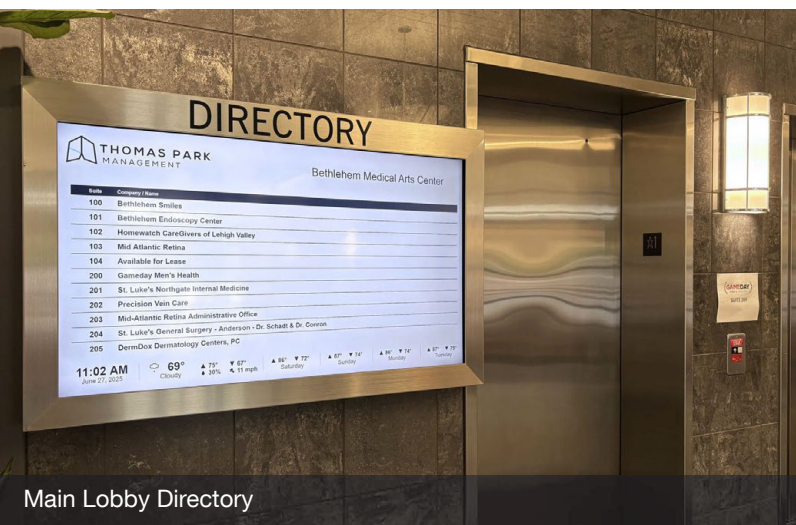
First Floor Lobby



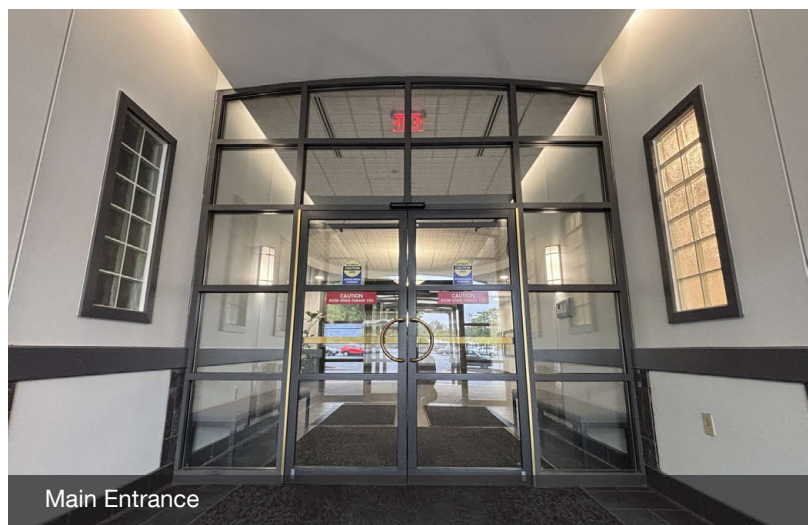
Suite 101 Recovery Room



Suite 101



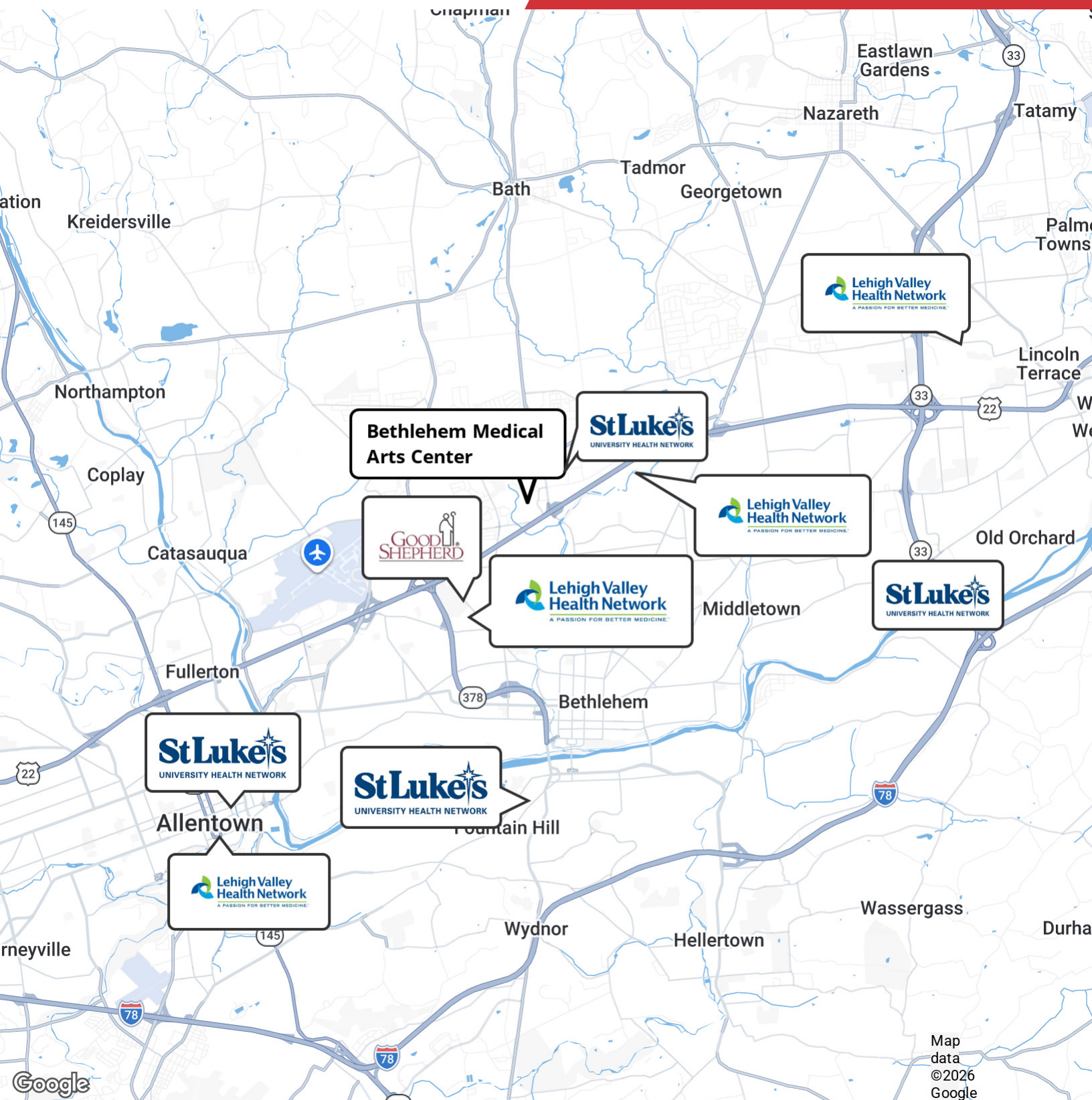
Main Lobby Directory



Main Entrance

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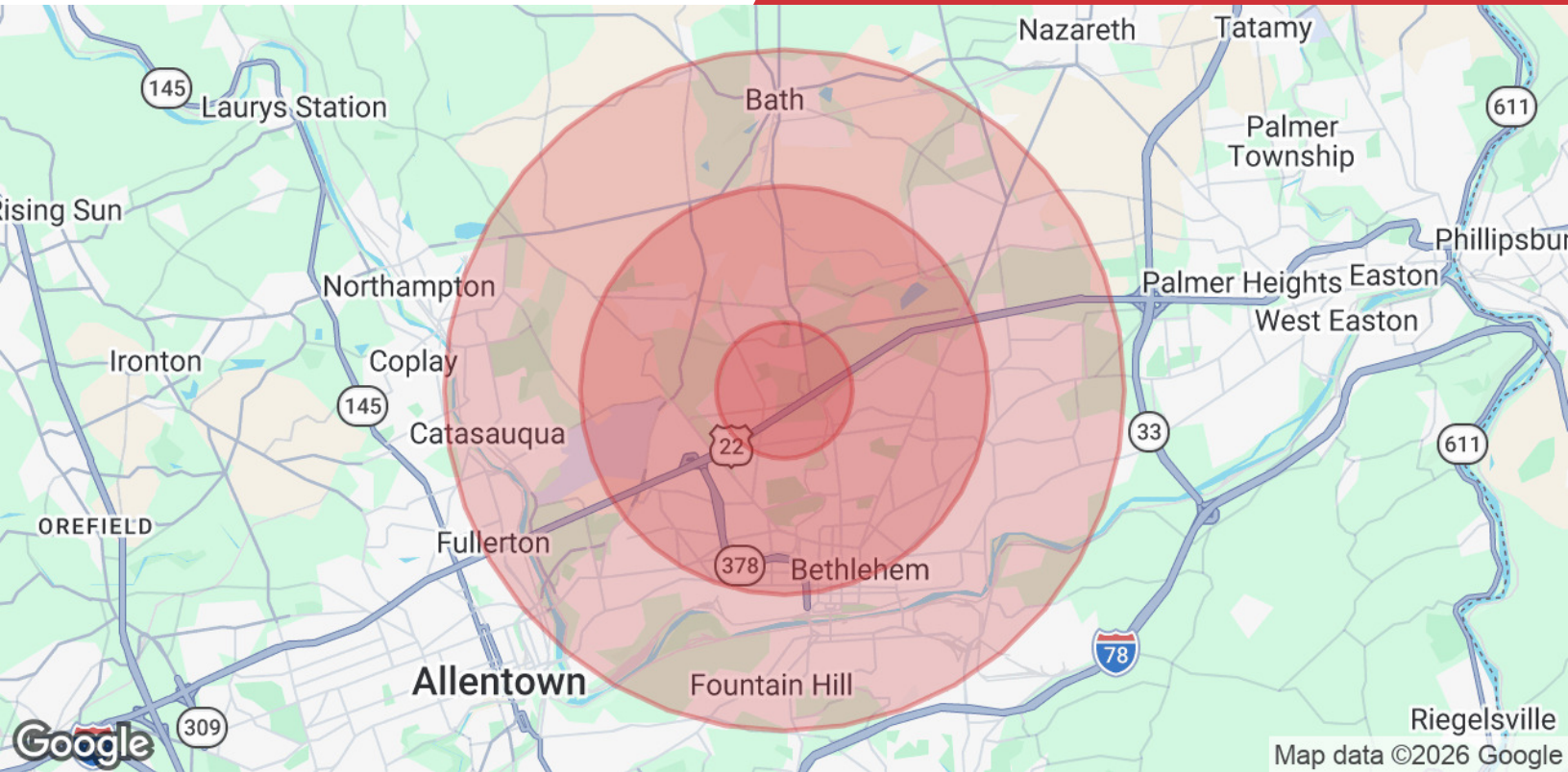
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### Population 1 Mile 3 Miles 5 Miles

<b>Total Population</b>	7,090	65,755	176,508
<b>Average Age</b>	49	44	42

### Households & Income 1 Mile 3 Miles 5 Miles

<b>Total Households</b>	2,964	27,353	68,481
<b># of Persons per HH</b>	2.4	2.4	2.6
<b>Average HH Income</b>	\$125,236	\$108,266	\$99,406
<b>Average House Value</b>	\$387,456	\$314,033	\$293,975

2020 American Community Survey (ACS)



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