

NORTHWOOD MEDICAL ARTS - CONDO

3735 Easton Nazareth Hwy  
Suite 101

Easton, PA 18045

**FOR SALE / LEASE**



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# 3735 Easton Nazareth Hwy Suite 101

EASTON, PA 18045

## EXECUTIVE SUMMARY

The offering is a first floor 10,445 SF office condo within a professional multi-tenant medical arts facility. The suite is equipped with ample power utilities, making it an excellent fit for life sciences users, health and medical practitioners, or related specialties.

The thoughtfully designed interior is ideal for a variety of operational needs. From the front lobby of the building, enter through the welcoming glass doors that open into a comfortable reception and waiting area. The layout features eleven private offices or exam rooms, a conference room, and a spacious multi-purpose area that is ready for final fit out.

The property offers abundant on-site parking and benefits from numerous nearby amenities. Conveniently located in Easton, PA, the site provides easy access to Routes 33, 22, and I-78, ensuring strong regional connectivity.



# Medical Condo

3735 Easton Nazareth Highway, Easton PA 18045



## MAIN NORTHWOOD MEDICAL CO-TENANTS

LVPG INTERNAL MEDICINE

ST LUKE'S VASCULAR CENTER

PLASTIC & RECONSTRUCTIVE SURGERY

LEHIGH VALLEY DISC CENTER

CENTER LASER & AESTHETIC MEDICINE

## Offering Details



Convenient to Route 33



Highly Visible (14.5K ADT)



Class A Building



10,445 SF First Floor Suite



600 Amp Electrical Service



Suite Renovated 2015

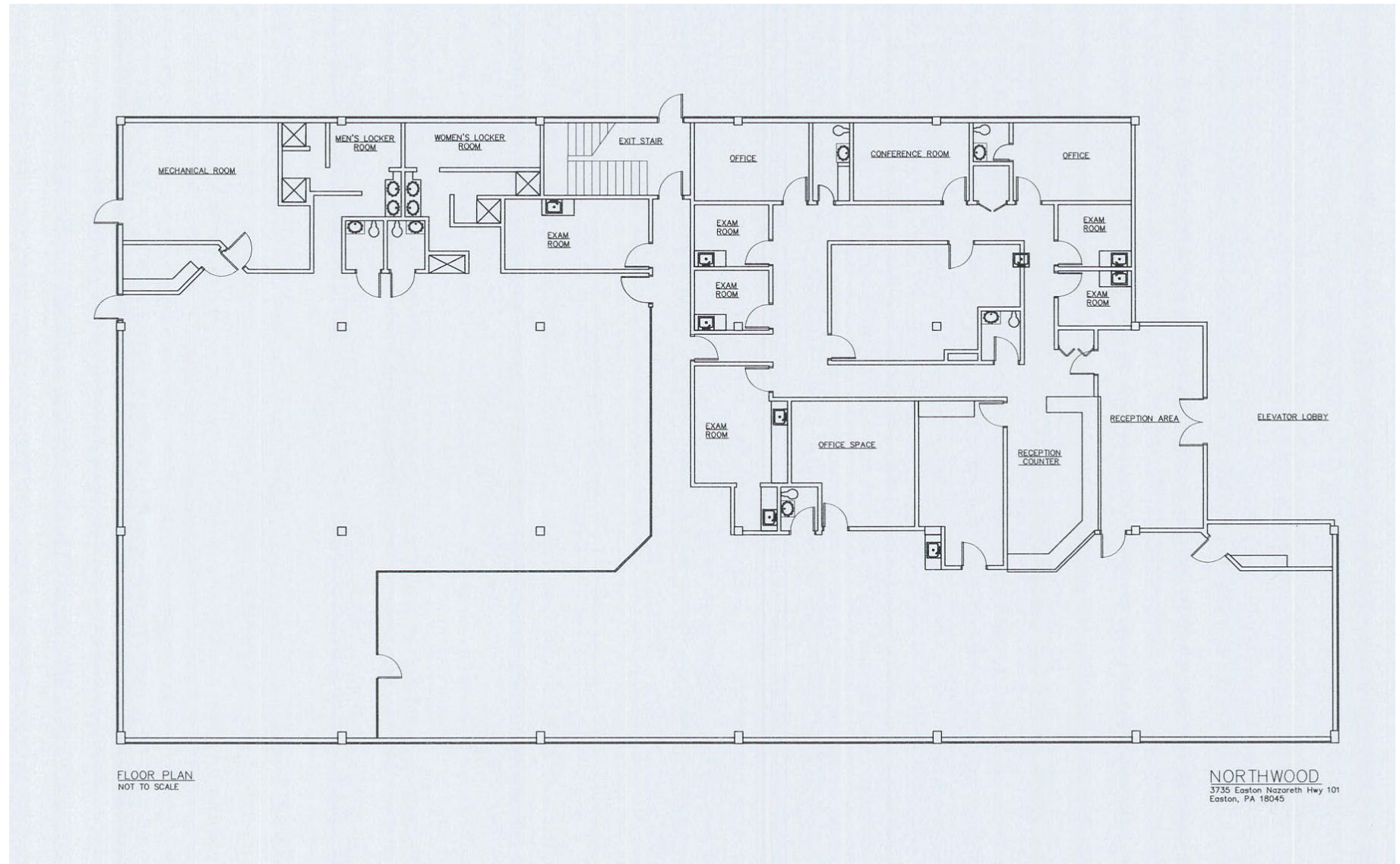


Potential to Divide Suite



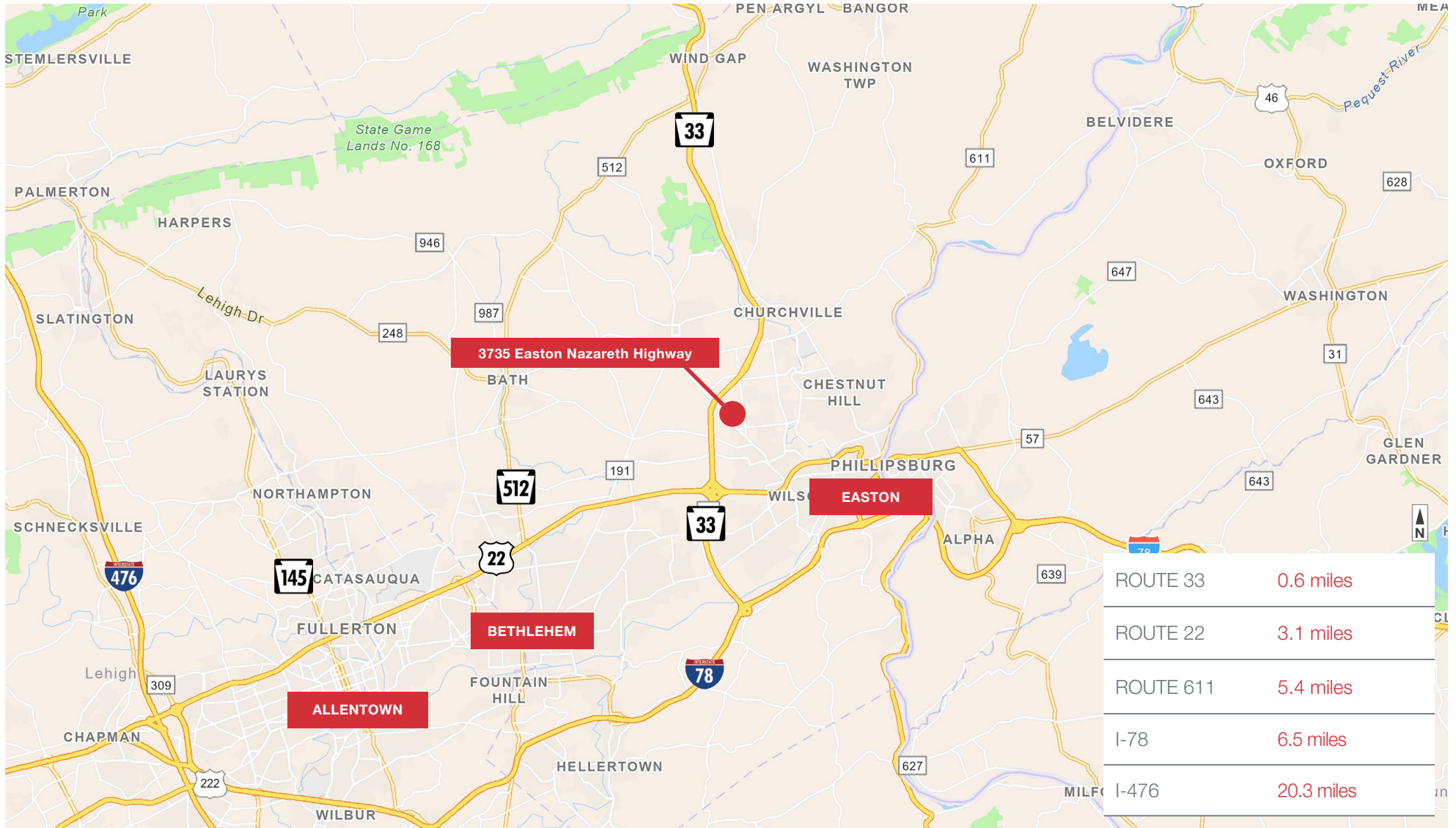
# Suite 101 Floor Plan

3735 Easton Nazareth Highway, Easton PA 18045



# Regional Map

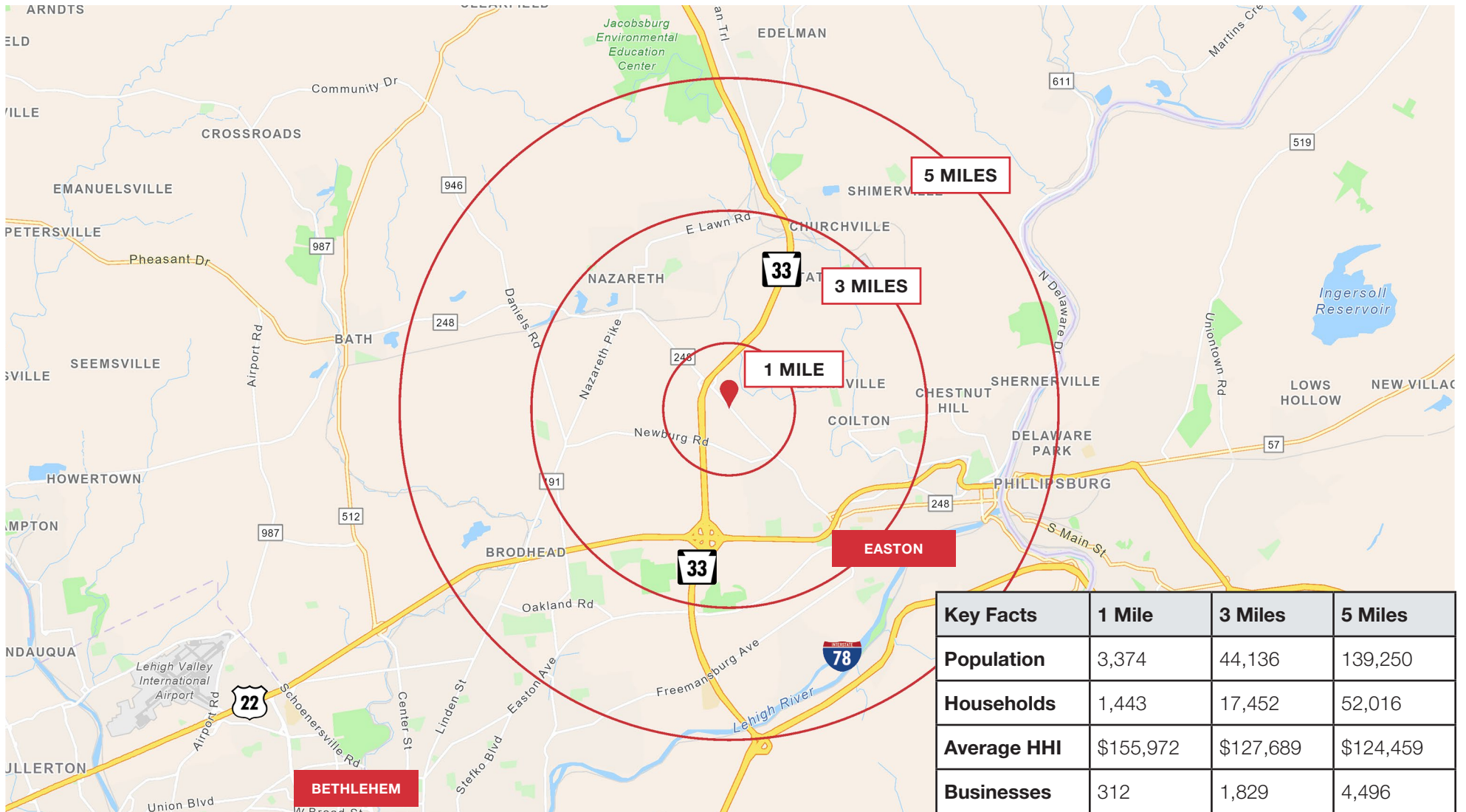
3735 Easton Nazareth Highway, Easton PA 18045





# Area Demographics

3735 Easton Nazareth Highway, Easton PA 18045



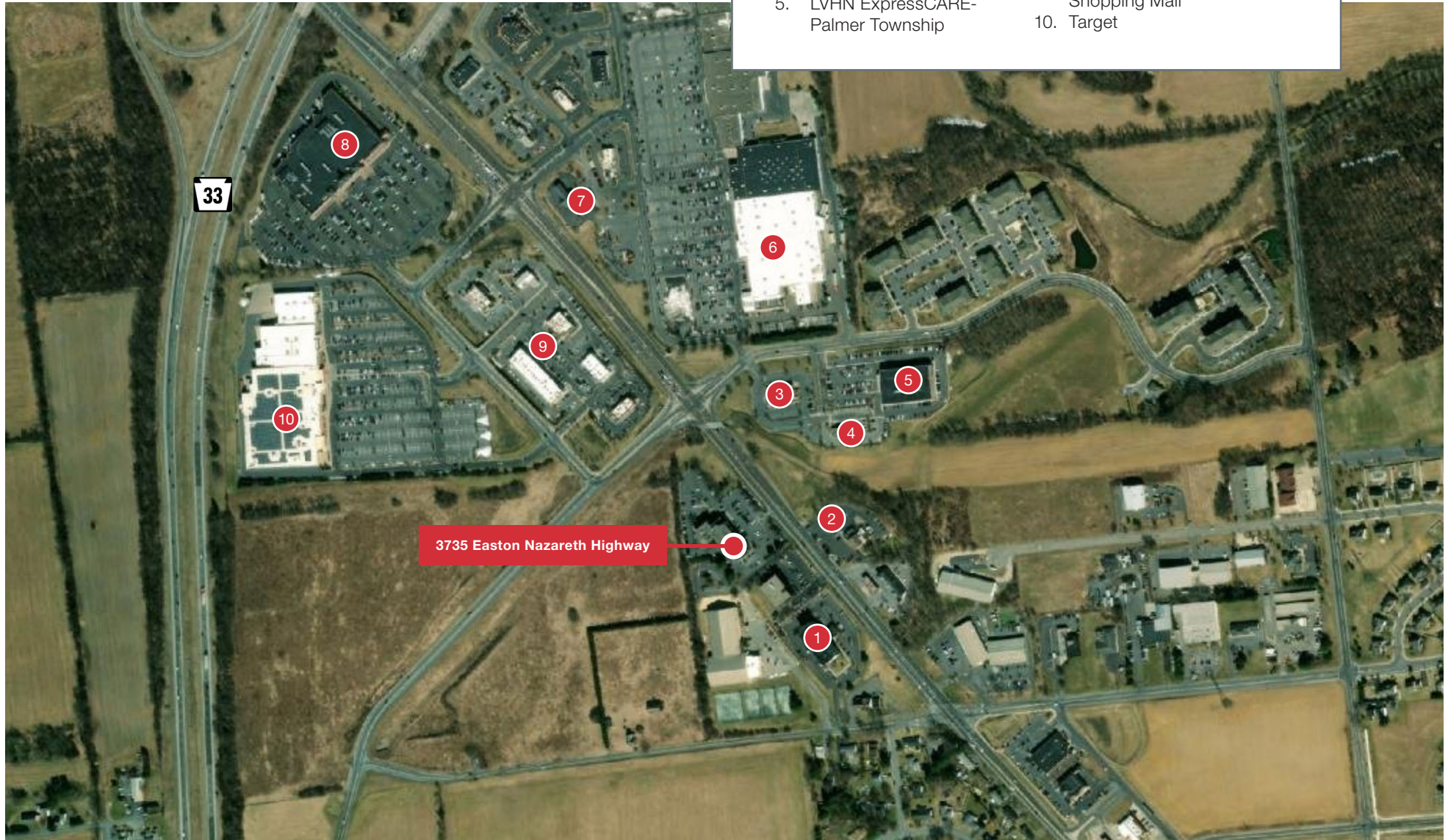
Demographic data provided by Esri, Esri and Data Axle, 2024.



# Local Map

Corporate Neighbors and Area Amenities

- |                                      |   |
|--------------------------------------|---|
| 1. Hampton Inn Easton                | 6. Walmart Supercenter                  |
| 2. Diner 248                         | 7. Chipotle                             |
| 3. Applebee's Grill+Bar              | 8. Wegmans Grocery                      |
| 4. Embassy Bank                      | 9. Lower Nazareth Commons Shopping Mall |
| 5. LVHN ExpressCARE- Palmer Township | 10. Target                              |





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