N Summit

For Lease William Penn Professional Center Office Space



William Penn Professional Center

4321 Easton Ave Bethlehem, Pennsylvania 18020

Property Overview

William Penn Professional Center is a 21,419 SF Class A Multi-Tenant Office Park ideally situated off William Penn Hwy just minutes from Routes 33, 22 & 78. Perfectly suited for many professional and medical uses. High traffic location with excellent demographics and a variety of area amenities including retailers, restaurants, entertainment, and recreation.

Property Highlights

- · High traffic location and excellent demographics
- Ideally situated off William Penn Hwy just minutes from Routes 33, 22 & 78
- · Variety of area amenities

Offering Summary

Lease Rate:	\$17.50 SF/yr (MG)
Available SF:	2,696 - 5,393 SF

For More Information

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For Lease William Penn Professional Center Property Photos









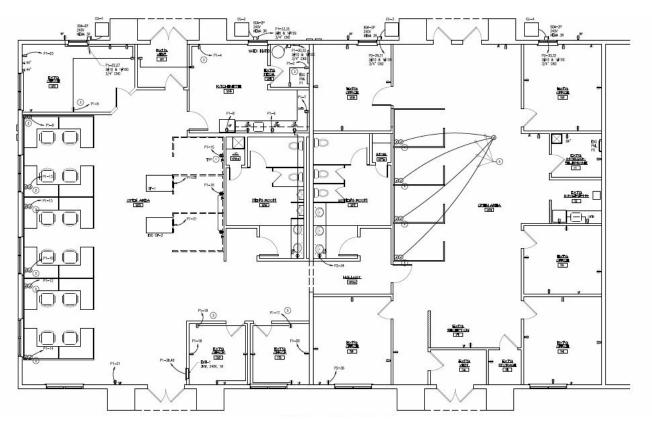


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For Lease

William Penn Professional Center Suite Details



Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,696 - 5,393 SF	Lease Rate:	\$17.50 SF/yr

Available Spaces

Suite

Size

Description

• Move in Ready 5,393 SF Office Suite offered at below market rate

Suites 4325 & 4327 2,696 - 5,393 SF

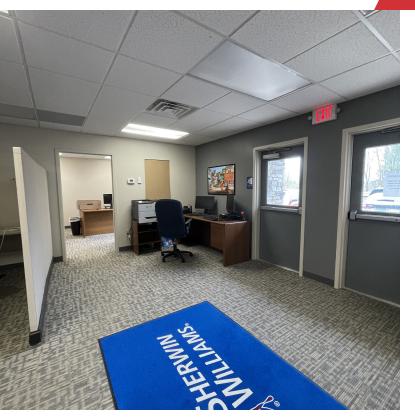
Space features 7 private offices, 1 conference room, large bullpen areas for workstations, 2 kitchenettes and private restrooms
Ideally located directly off William Penn Hwy within minutes to Routes 33, 22, & 78

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For Lease

William Penn Professional Center Property Location



Demographics	1 Mile	5 Miles	10 Miles
Total Households	2,684	55,601	169,375
Total Population	7,931	143,011	445,498
Average HH Income	\$143,680	\$117,383	\$102,937

Location Advantages

- Ideally situated off William Penn Hwy just minutes from Routes 33, 22 & 78
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.



About NAI Summit

NAI Summit is the greater Lehigh Valley's largest, locally owned, full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, property management, building services, and project management.

For More Information

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