



## 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

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

### For More Information

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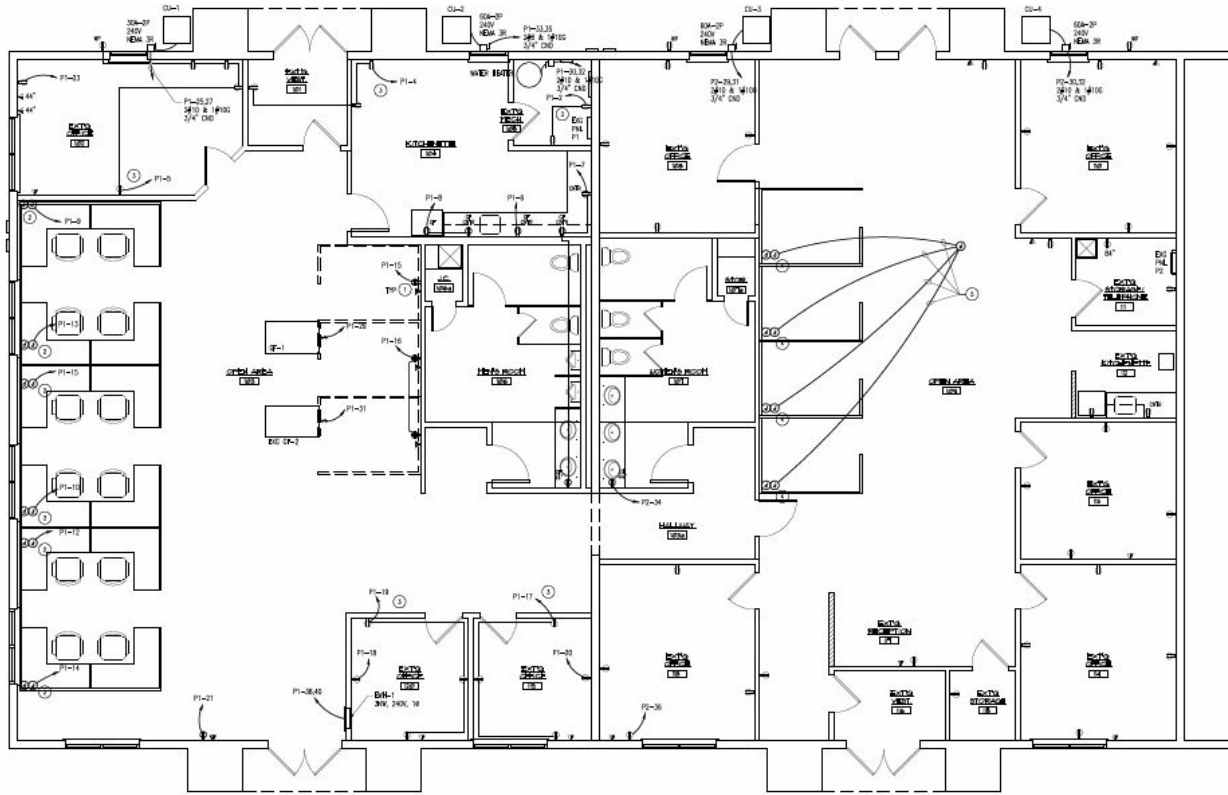
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## Lease Information

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

## Available Spaces

Suite	Size	Description
Suites 4325 & 4327	2,696 - 5,393 SF	<ul style="list-style-type: none"> <li>• Move in Ready 5,393 SF Office Suite offered at below market rate</li> <li>• Space features 7 private offices, 1 conference room, large bullpen areas for workstations, 2 kitchenettes and private restrooms</li> <li>• Ideally located directly off William Penn Hwy within minutes to Routes 33, 22, &amp; 78</li> </ul>



Demographics	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	2,684	55,601	169,375
<b>Total Population</b>	7,931	143,011	445,498
<b>Average HH Income</b>	\$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.

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