



**Only Two Suites Remain
in Bethlehem's Premier
Medical Office Campus**

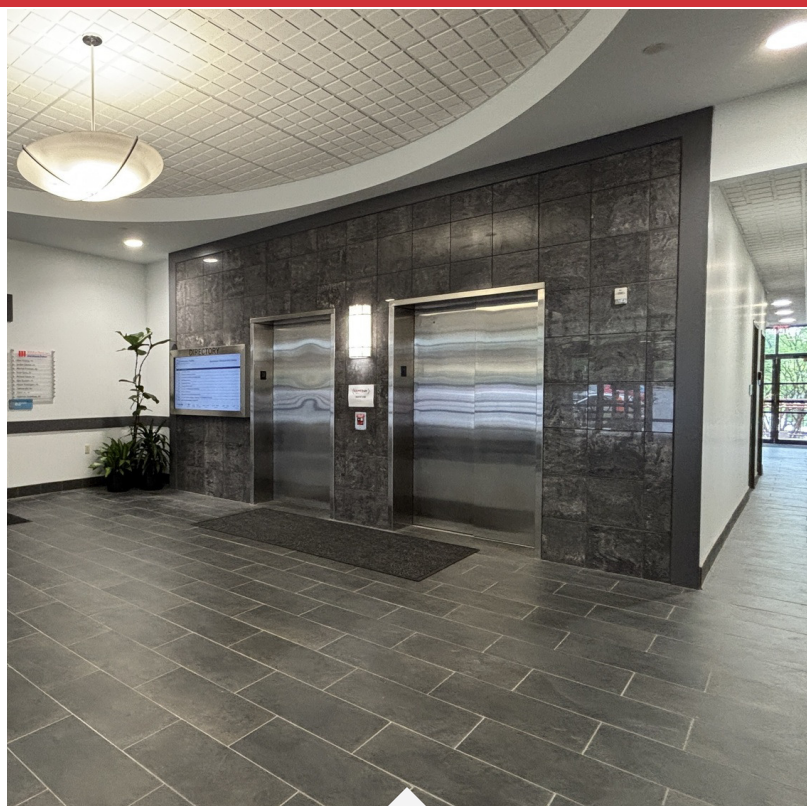
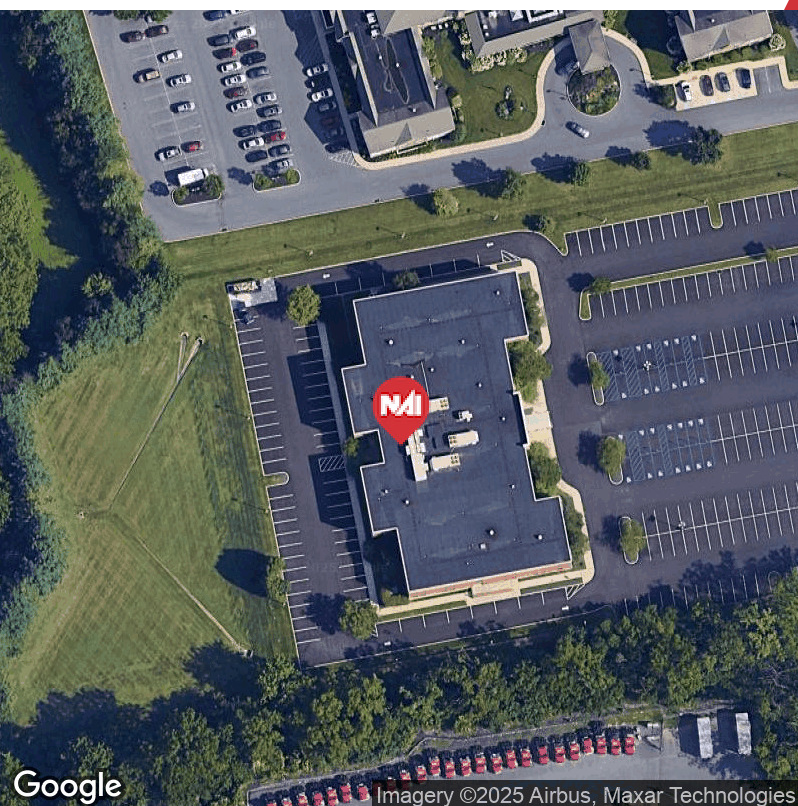


Bethlehem Medical Arts Center

Bethlehem, PA 18017

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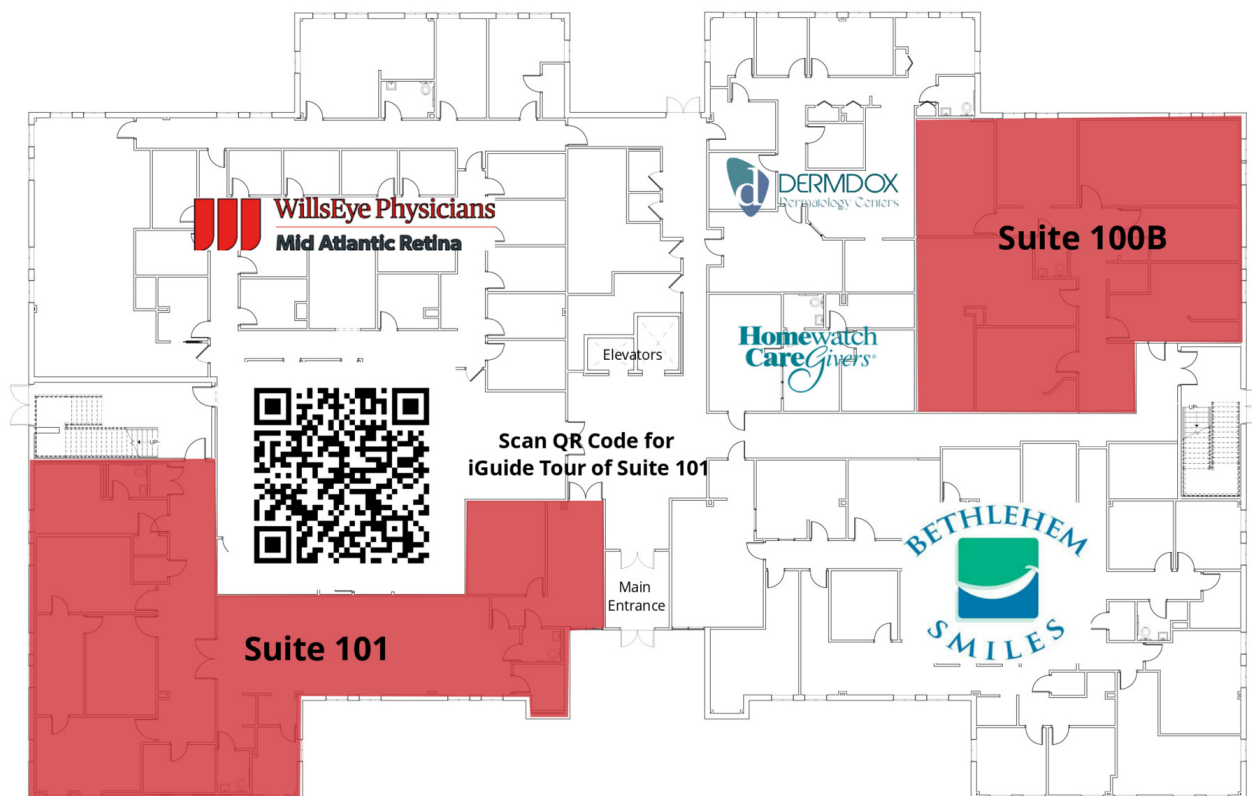
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Property Type	Office
Building Size	53,656 SF
Lot Size	10.08 Acre
Year Last Renovated	2023

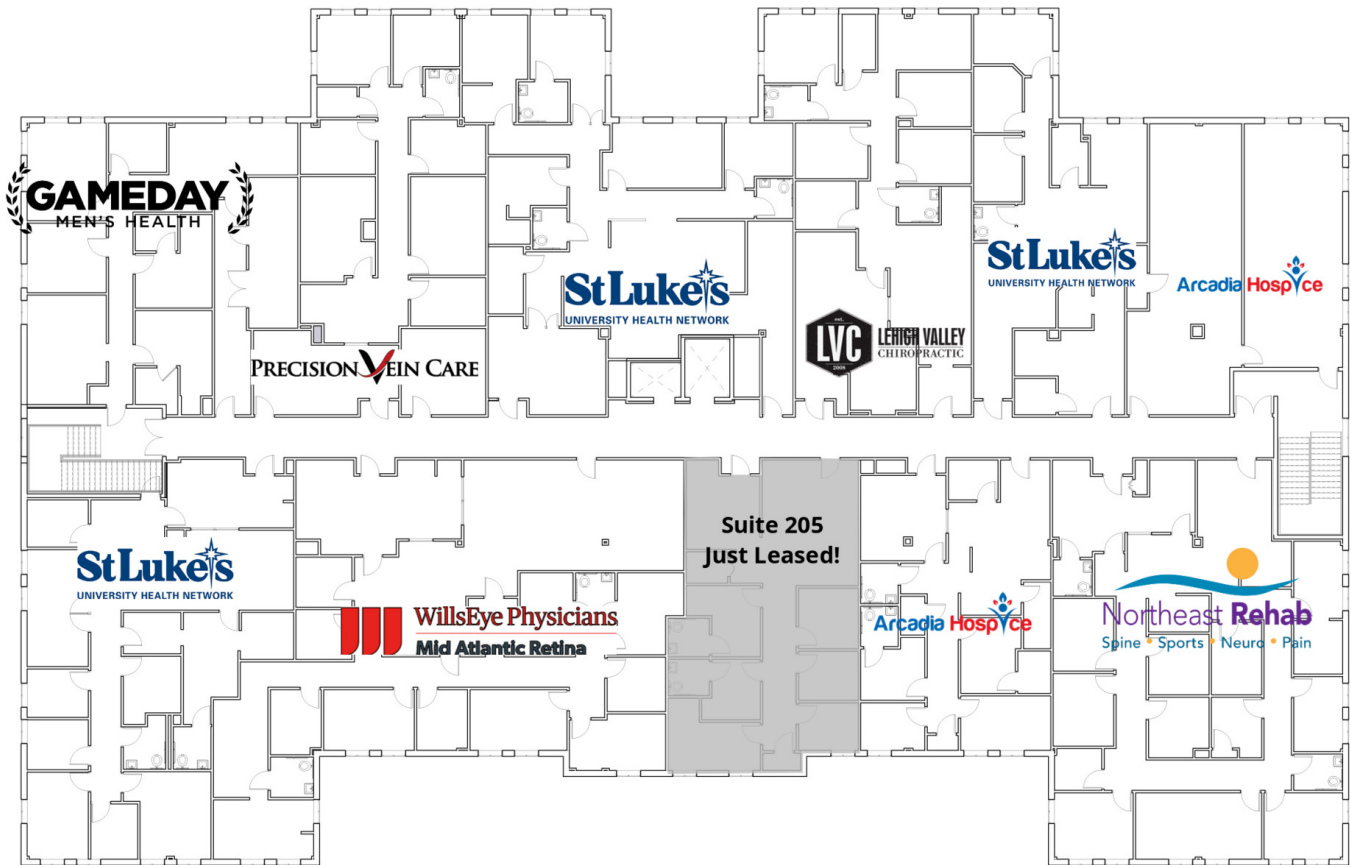
This two-story, Class A office building offers two prime first-floor suite with excellent visibility and accessibility. Recently updated with modern lobby and common area renovations, the building provides a welcoming environment with ample parking for both staff and visitors. Located near residential 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.

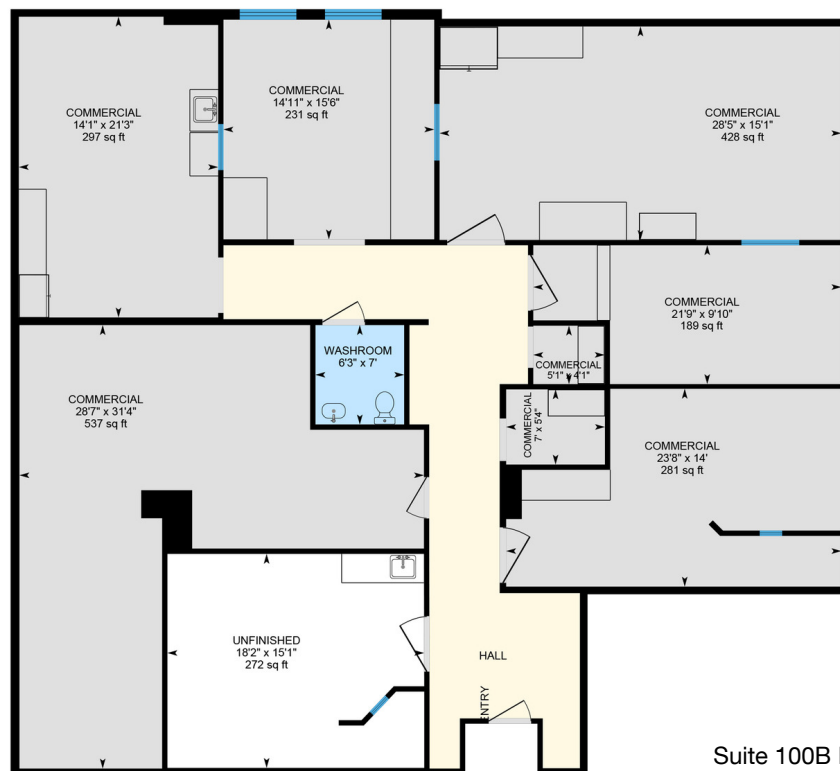
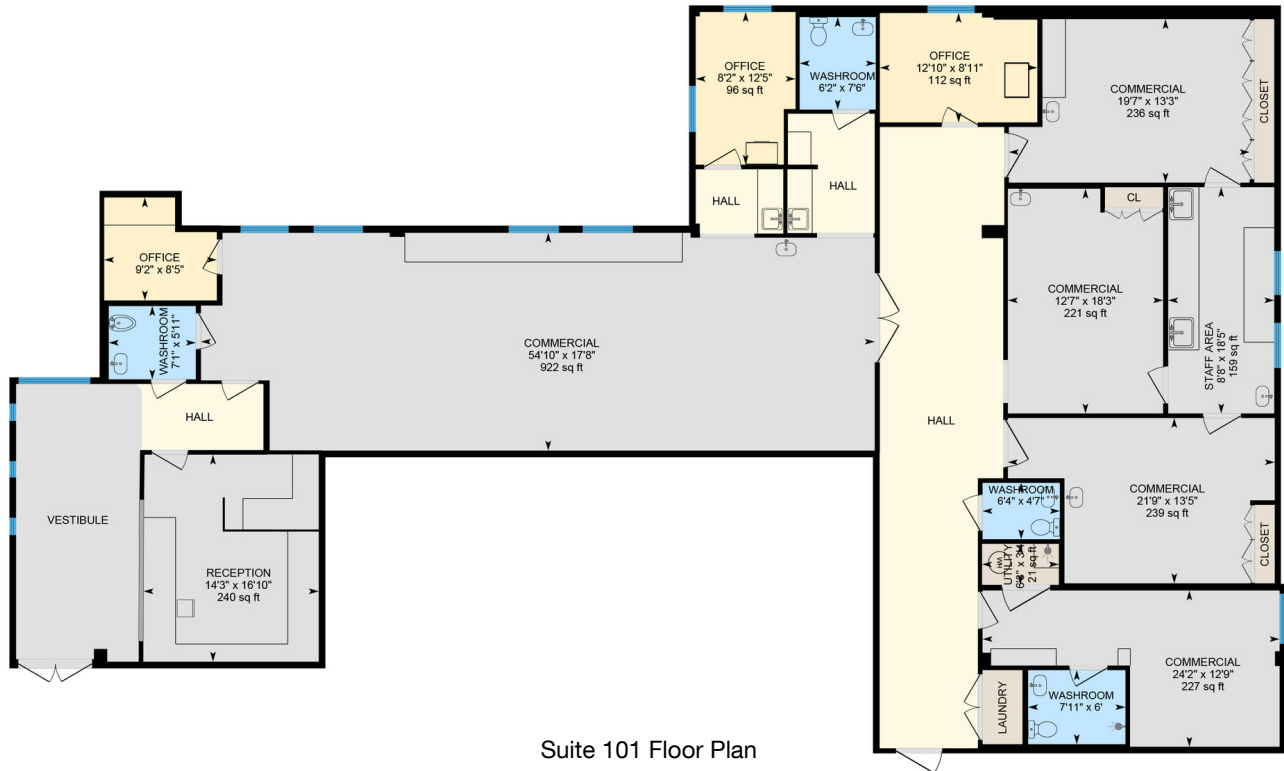
- Only two suites remaining!
- Prime first-floor suites offers exceptional visibility and convenience for patients
- Generous Tenant Improvement Package
- Free Rent Incentives
- Newly renovated lobby for elevated patient experience



Available Spaces

Suite	Size	Type	Description
■ Suite 100B	3,641 SF	Modified Gross	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 SF	Modified Gross	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.







First Floor Lobby



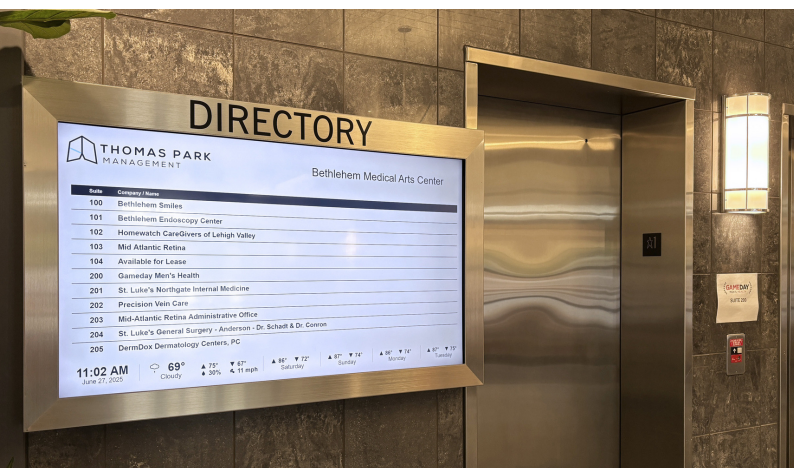
First Floor Lobby



Suite 101 Recovery Room



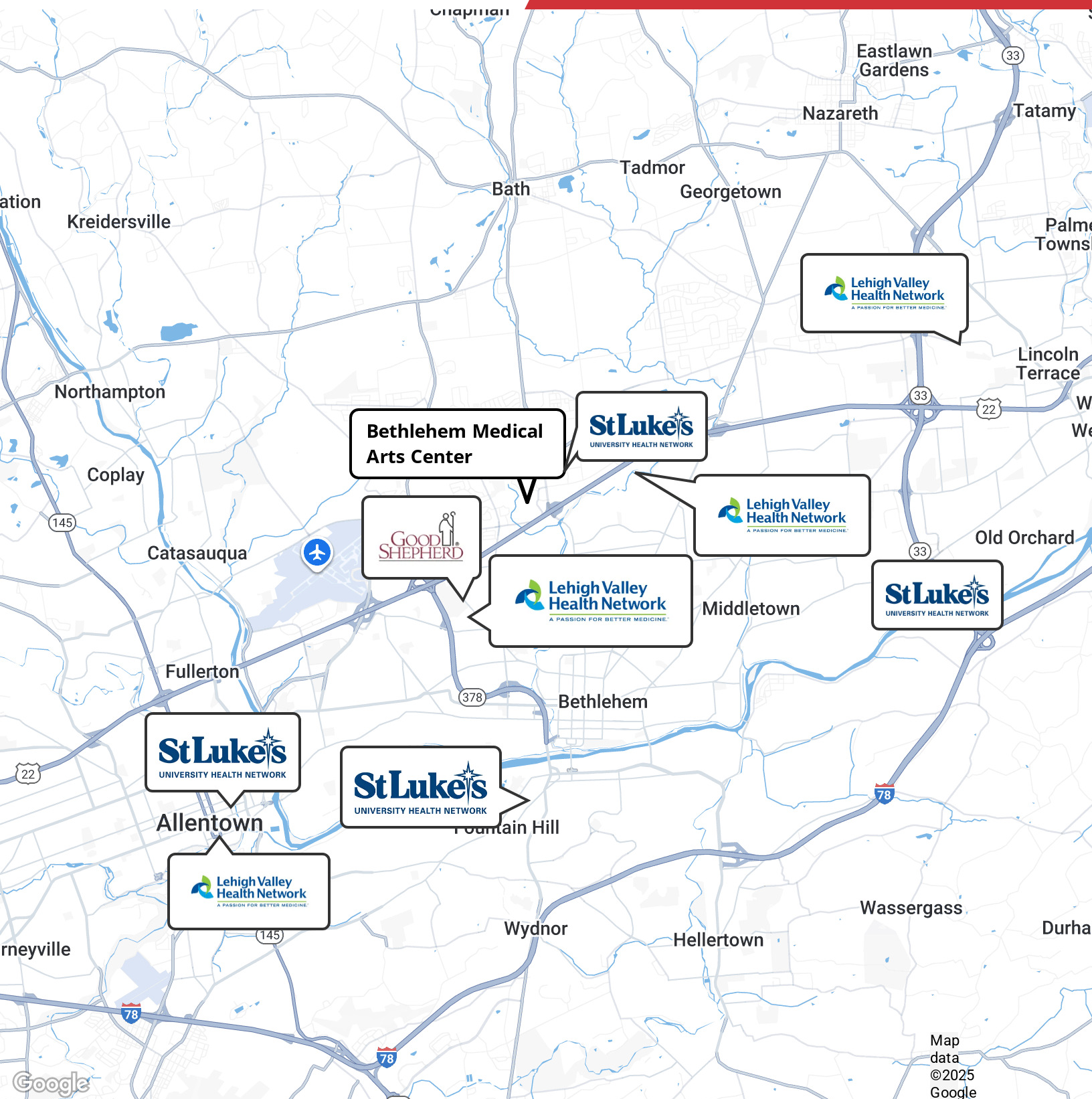
Suite 101

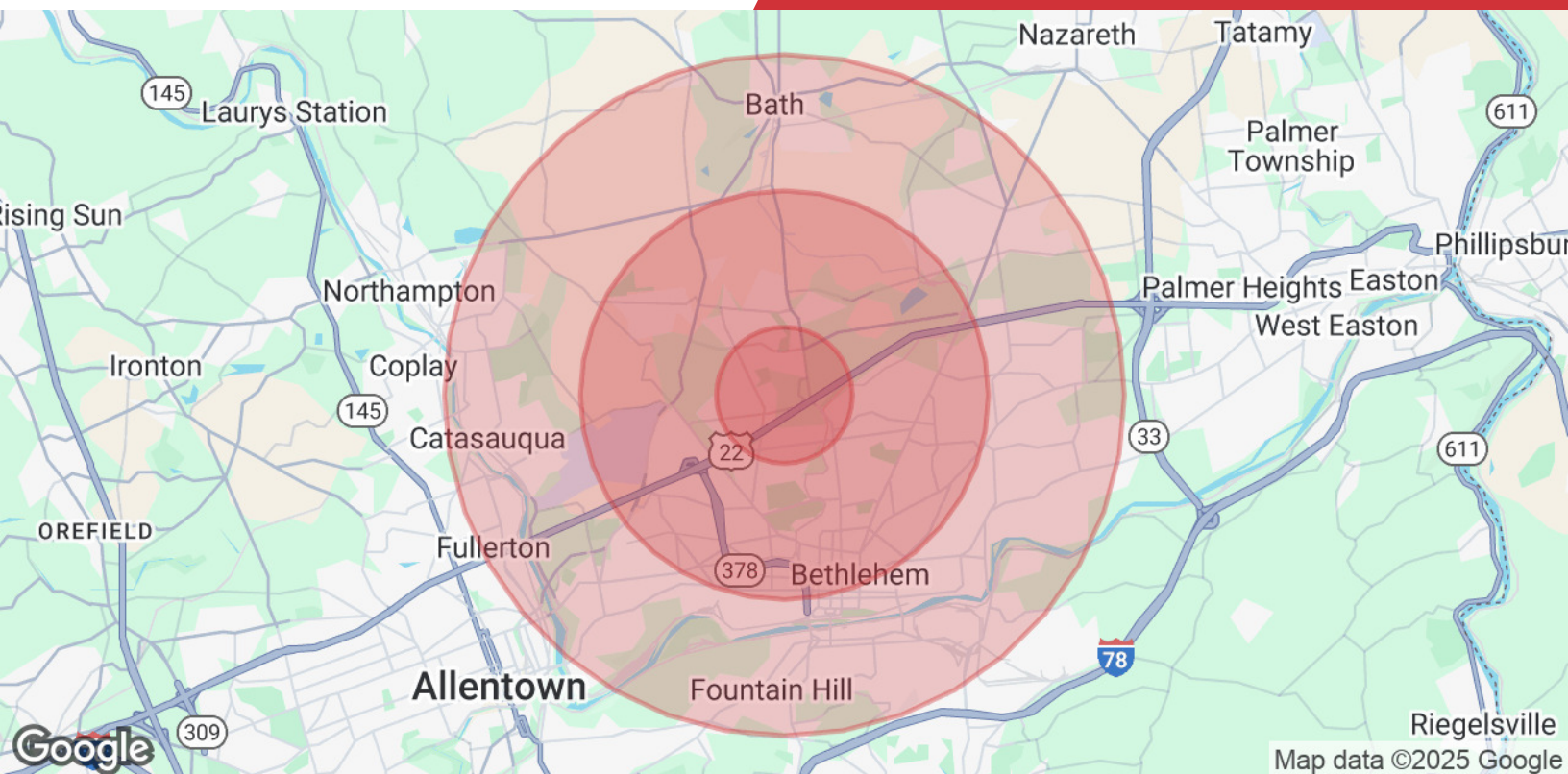


Main Lobby Directory



Main Entrance





Population 1 Mile 3 Miles 5 Miles

Total Population	7,090	65,755	176,508
Average Age	49	44	42

Households & Income 1 Mile 3 Miles 5 Miles

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

Demographics data derived from AlphaMap



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