



2100 Ferry Street

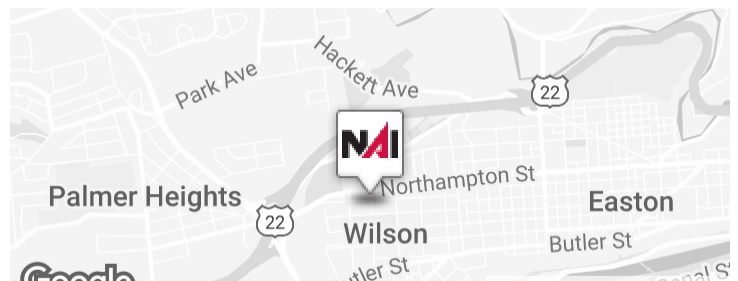
Easton, Pennsylvania 18042

Property Highlights

- Generous Tenant Improvement Allowances
- Convenient to St. Luke's Hospital - Easton Campus
- Easy access to Route 22

Property Overview

This single-story, standalone office building is ideal for a professional or medical user. The property features 14 offices or exam rooms, three ADA-compliant restrooms, a welcoming reception and waiting area, an existing medical chart filing system, an employee break room with a private restroom, and ample storage throughout. Includes a private parking lot with 45 spaces.



Offering Summary

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	4,764 SF
Lot Size:	0.69 Acres

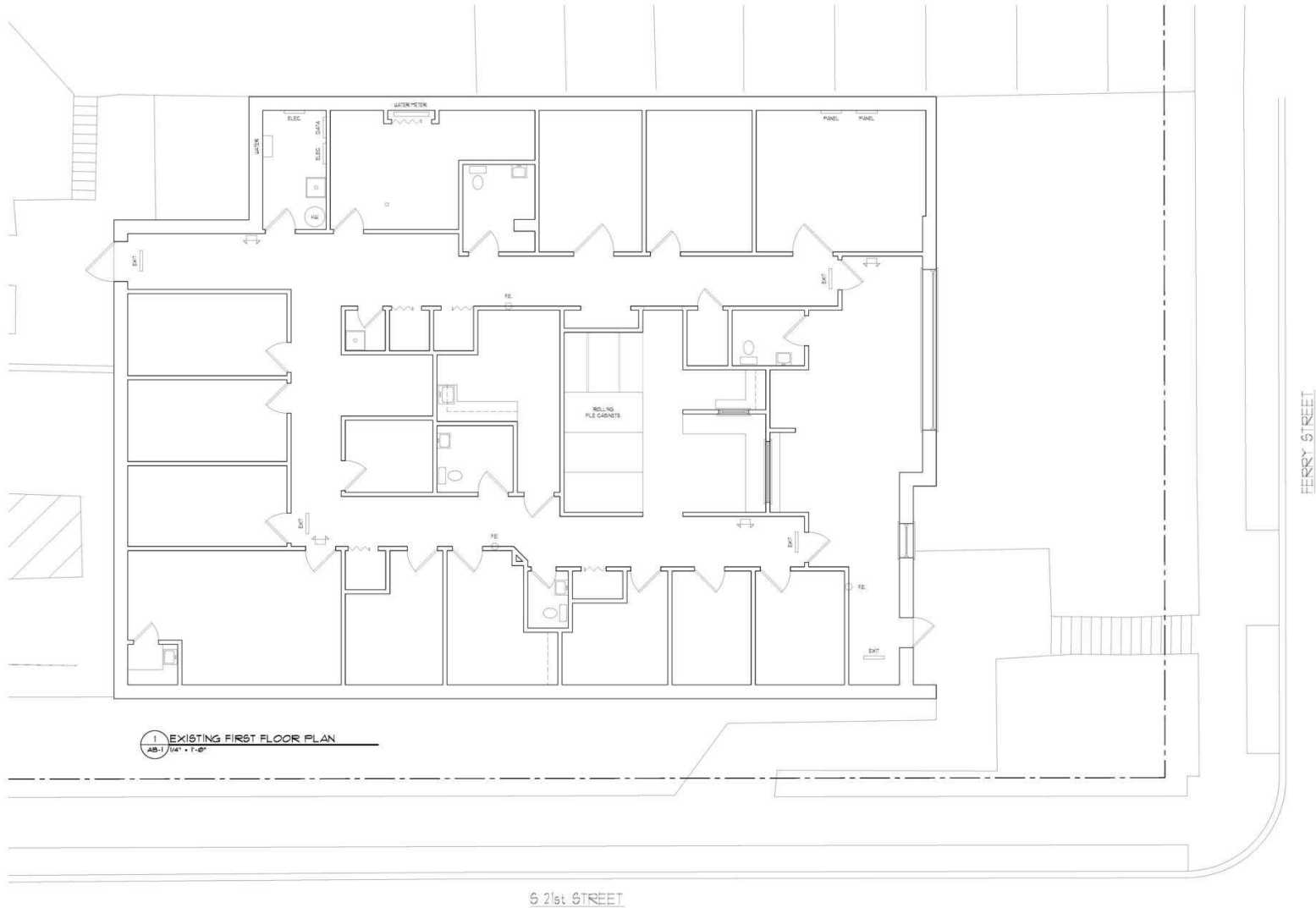
For More Information

Matt Sprung

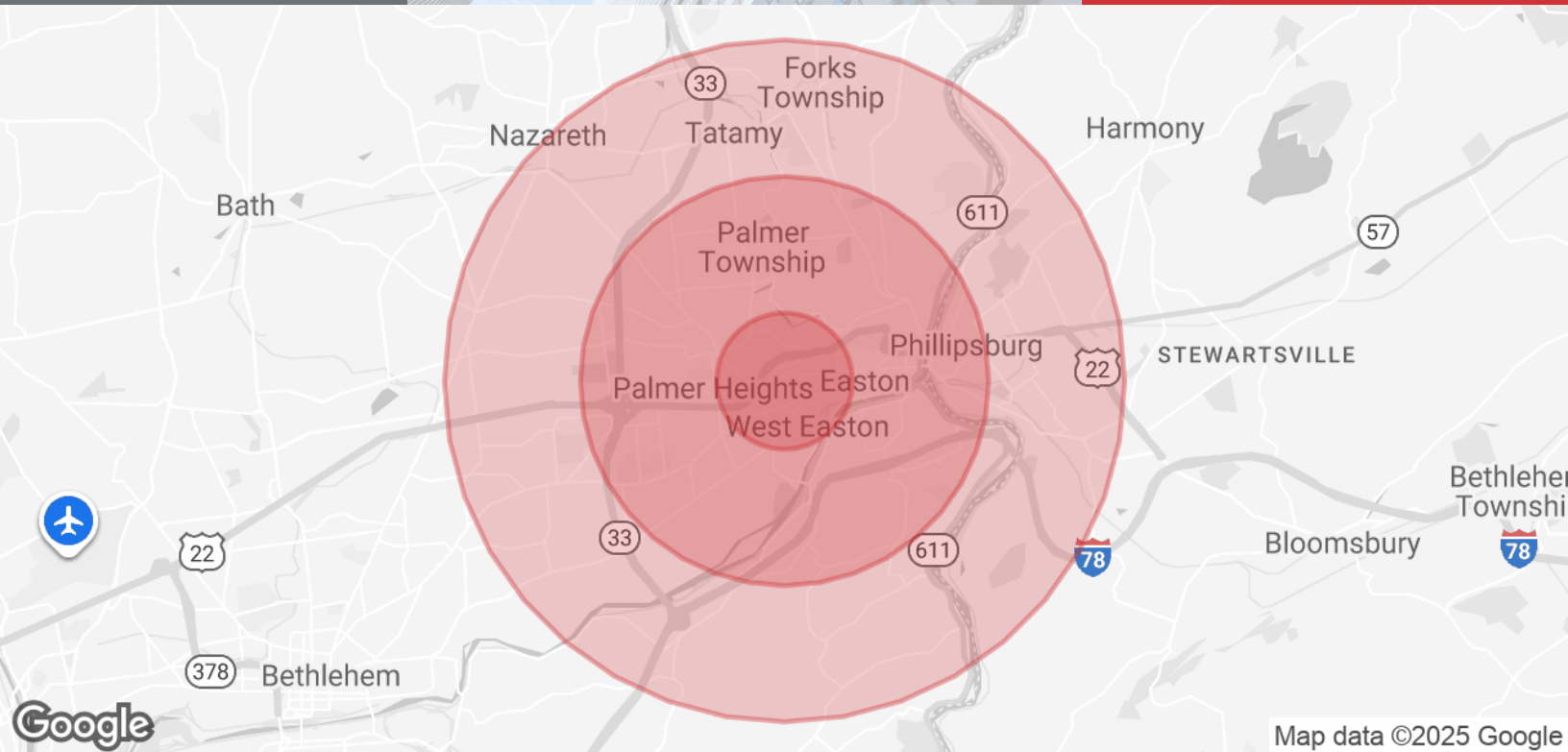
Associate Broker

O: 610 871 1721 | C: 610 417 2198

msprung@naisummit.com







Population

	1 Mile	3 Miles	5 Miles
Total Population	16,490	88,319	149,920
Average Age	40	41	42
Average Age (Male)	38	40	41
Average Age (Female)	41	42	44

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	6,415	33,021	57,239
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$102,885	\$111,228	\$116,305

Demographics data derived from AlphaMap