**N**/ISummit

## For Lease

4,764 SF Office Space



# 2100 Ferry Street

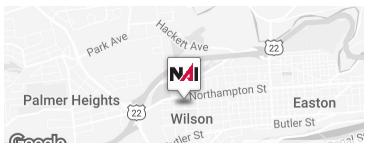
Easton, Pennsylvania 18042

## **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

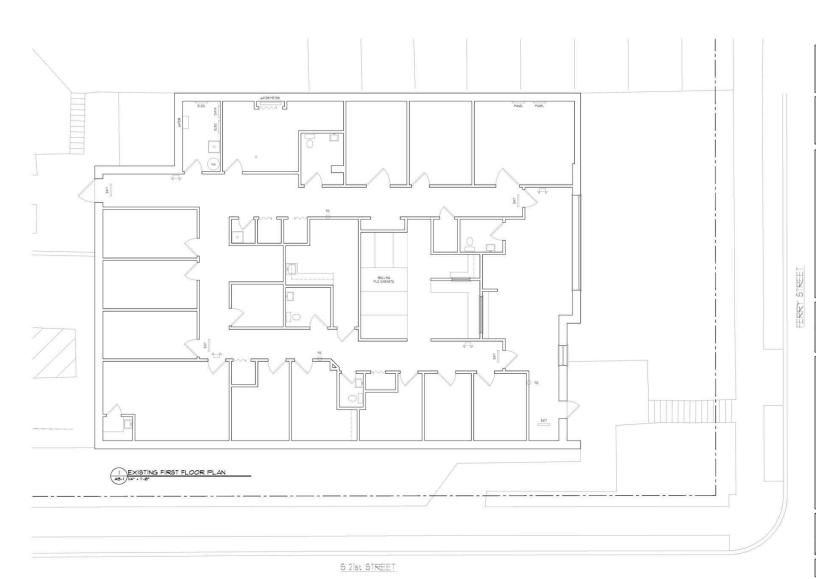
#### **Matt Sprung**

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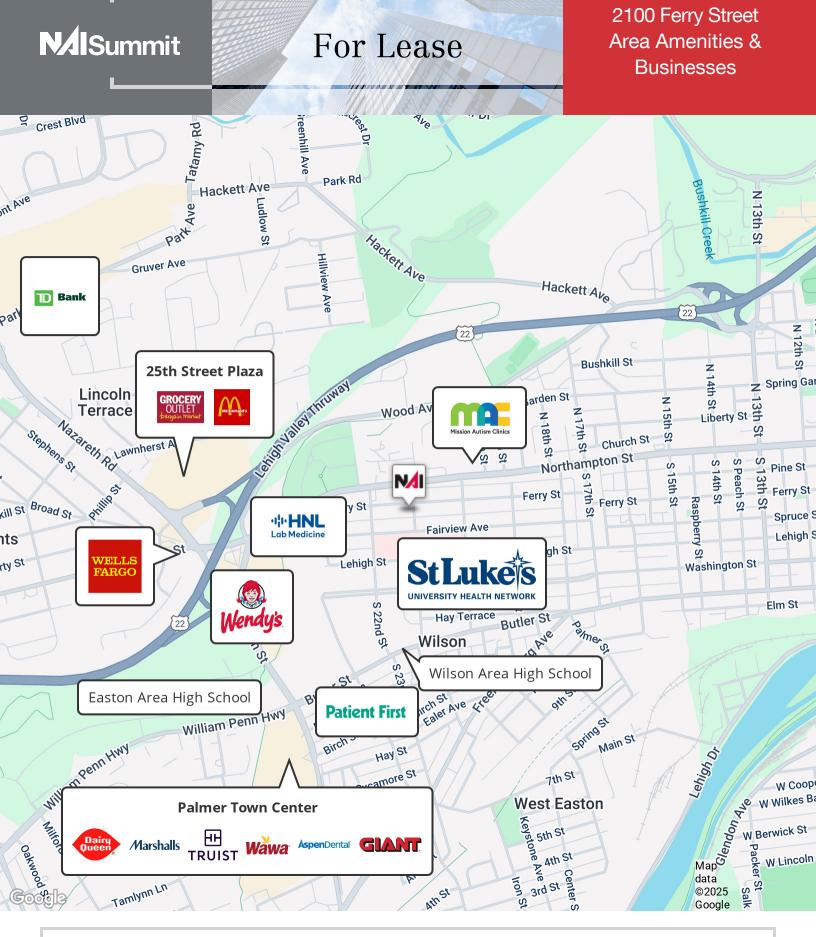
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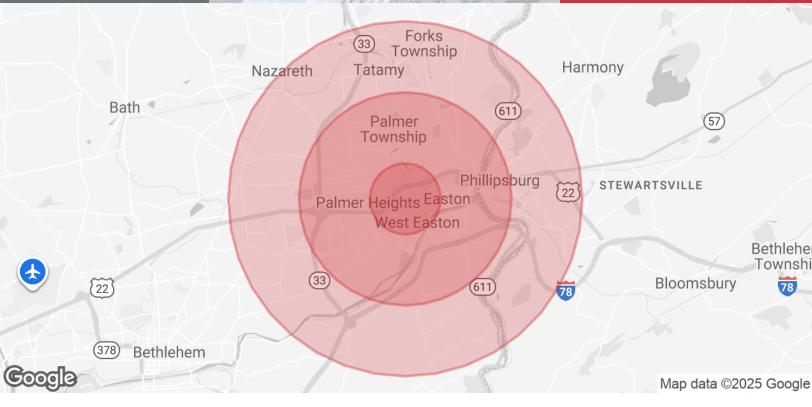
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# For Lease

2100 Ferry Street Demographics



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

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