



Bethlehem Medical Arts Center

5325 Northgate Drive, Bethlehem,
Northampton County, PA

Property Features

- Two-story, Class A office building
- Prime first-floor suites offer exceptional visibility and convenience for patients.
- Modern lobby and common area renovations
- High foot traffic and ample parking
- Ideal mix of medical and office professionals
- Located in a high density residential area, excellent demographics
- Directly off Route 512, easy access to Routes 22, 33, & 378



AVAILABLE SF **936 – 13,167 SF**

BUILDING SIZE **53,656 SF**

LEASE RATE **\$20.00/SF Modified Gross**

INCENTIVES **Generous TI Package; Free Rent**

For more information:

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1620 Pond Rd, Suite 150

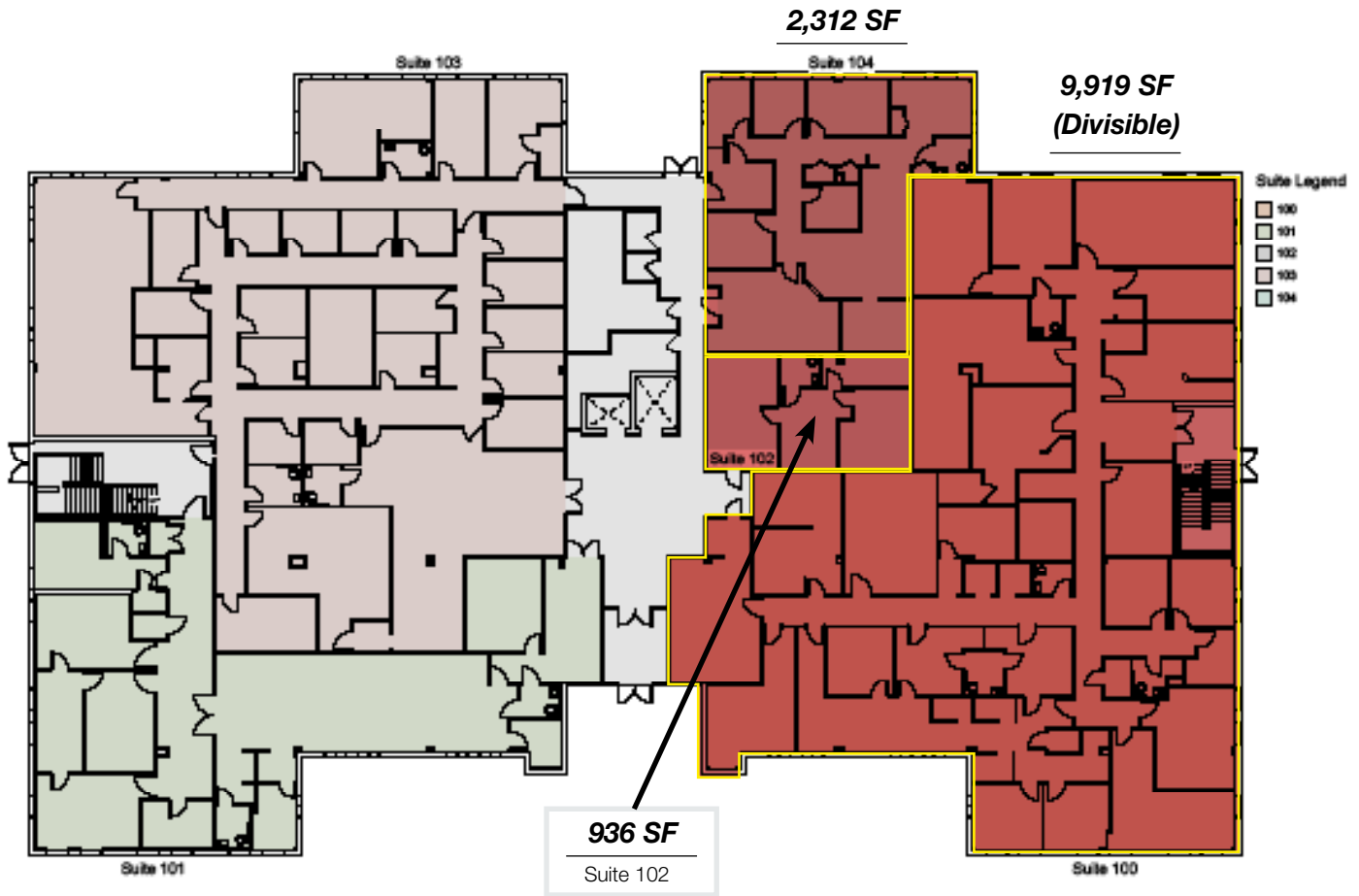
Allentown PA 18104

610.264.0200 | naisummit.com

For Lease
936 - 13,167 SF
Office



BUILDING PLAN FIRST FLOOR



These prime first-floor suites offer prominent visibility and convenient access for patients. The three available suites can be combined for a total of 13,167 SF.



SUITE 100 TOUR
 Scan QR code with mobile device

[**CLICK TO VIEW**](#)

Available Suite(s)

SUITE	SIZE	RATE	AVAILABLE
#100	9,919 SF (Divisible)	\$20.00/SF MODIFIED GROSS	Now
#102	936 SF	\$20.00/SF MODIFIED GROSS	January 1, 2025
#104	2,312 SF	\$20.00/SF MODIFIED GROSS	April 1, 2025



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Common Area



Lobby Elevators



Suite Design Concepts



Suite Design Concepts





Area Overview

Corporate neighbors include: medical professionals, senior housing facility, dental and orthodontics specialists, and insurance providers

Variety of area amenities, banking, restaurants, retail, groceries, gas, and hotels

Conveniently located near Routes 512 and 22.

AREA DEMOGRAPHICS

Key Facts	1 Mile	3 Miles	5 Miles
Population	6,507	65,084	174,975
Median Age	52.6	44.0	40.3
Average HH Income	\$124,254	\$107,756	\$99,757
Total Businesses	382	3,193	6,583
Total Employees	5,878	43,249	109,461

TRAFFIC COUNTS

Street	Distance	Cross-Street	Year	Count
Beth Bath Pike	0.22		2021	11,588
Beth Bath Pike	0.37		2021	16,742
Bath Pike	0.43	PkPI	2021	18,888