

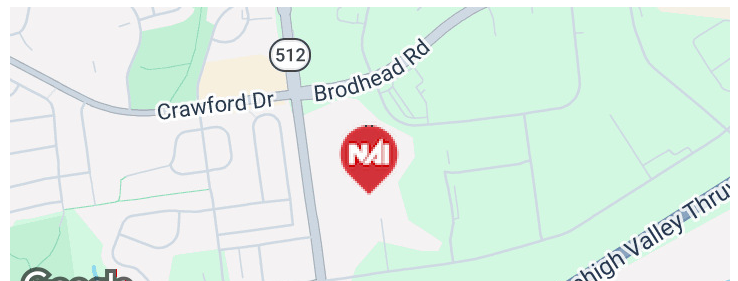


Bethlehem Office Commons

3893-3897 Adler Place
Bethlehem, Pennsylvania 18017

Property Overview

The Bethlehem Office Commons offers single story office suites in a professionally managed park-like business campus just off Route 512. There is ample parking on-site and is accessible by multiple LANTA Bus routes. Location is minutes to Routes 22, 33, I-78 and Lehigh Valley International Airport and there are many restaurants, retail, hotels and other amenities located within 1 mile.



Offering Summary

Lease Rate:	\$12 - 14 SF/yr (NNN)
Available SF:	500 - 5,080 SF
Lot Size:	4.92 Acres

For More Information

Mark Magasich

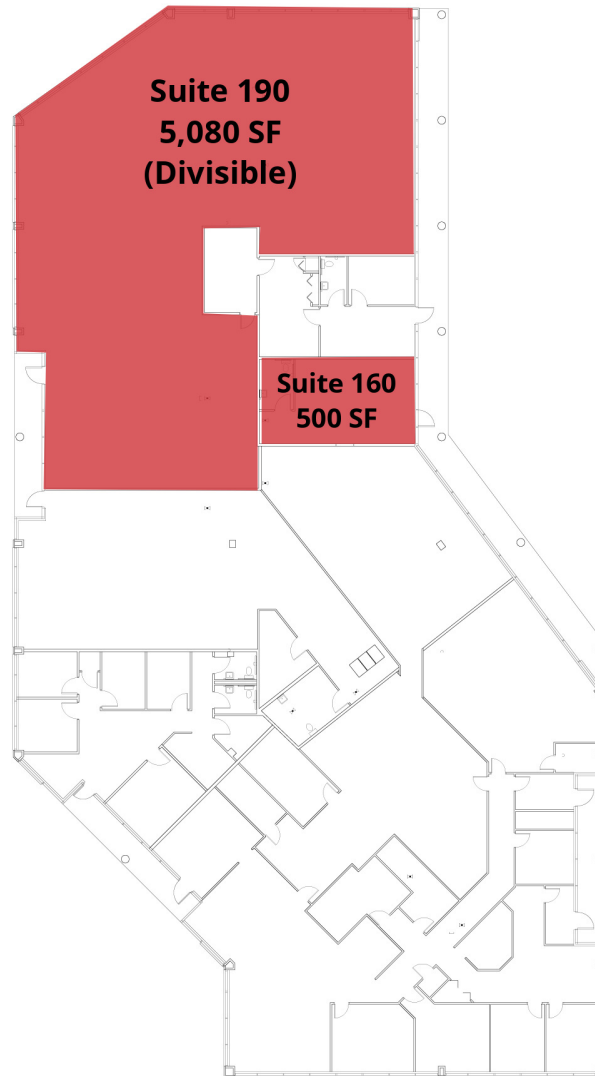
Associate Broker

O: 610 871 1699

mmagasich@naisummit.com

Legend

■ Available



Available Spaces - 3895 Adler Place

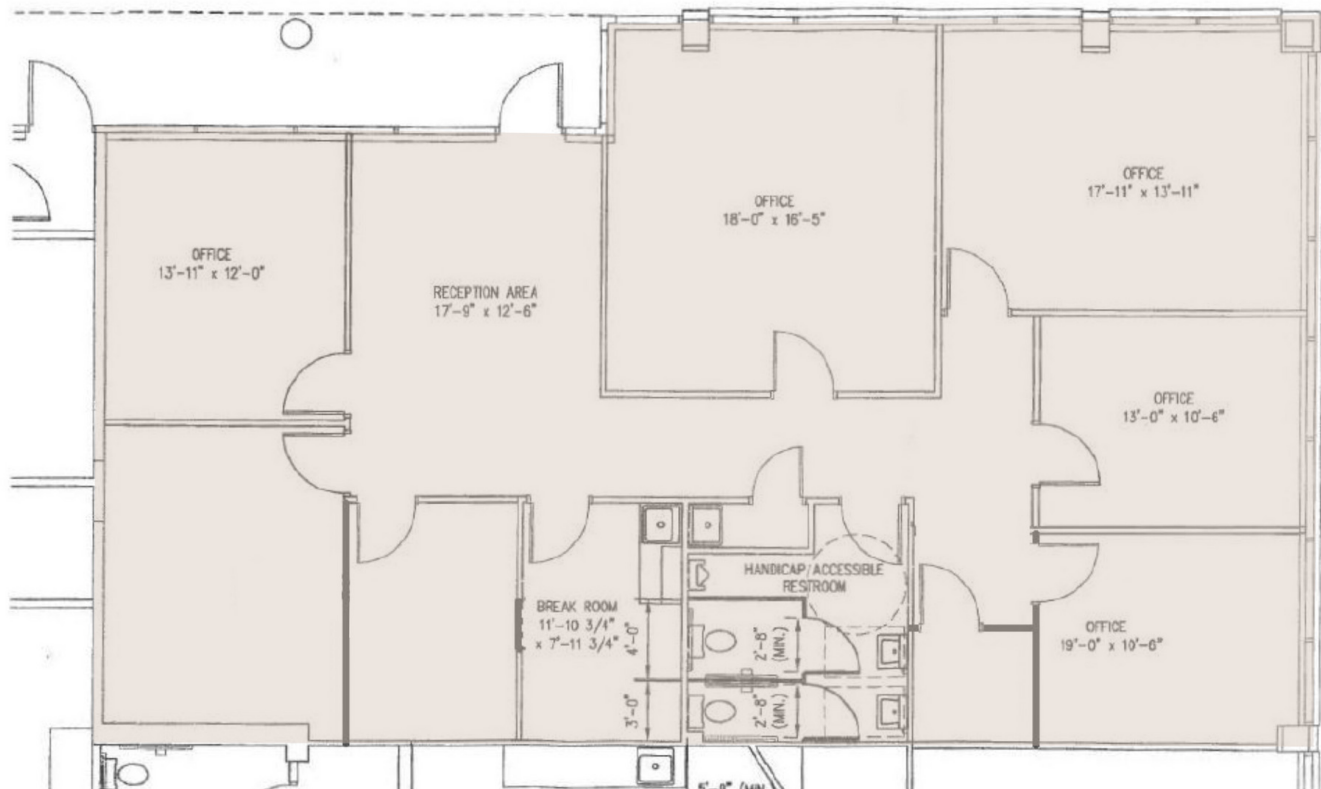
Suite	Size	Type	Rate	Description
■ 3895 Adler Place - Suite 160	500 SF	NNN	\$14.00 SF/yr	Open office layout with single restroom. Offers direct tenant access from a courtyard.
■ 3895 Adler Place - Suite 190	5,080 SF	NNN	\$12.00 SF/yr	Large open floor plan. Suite is divisible.

Legend

■ Available

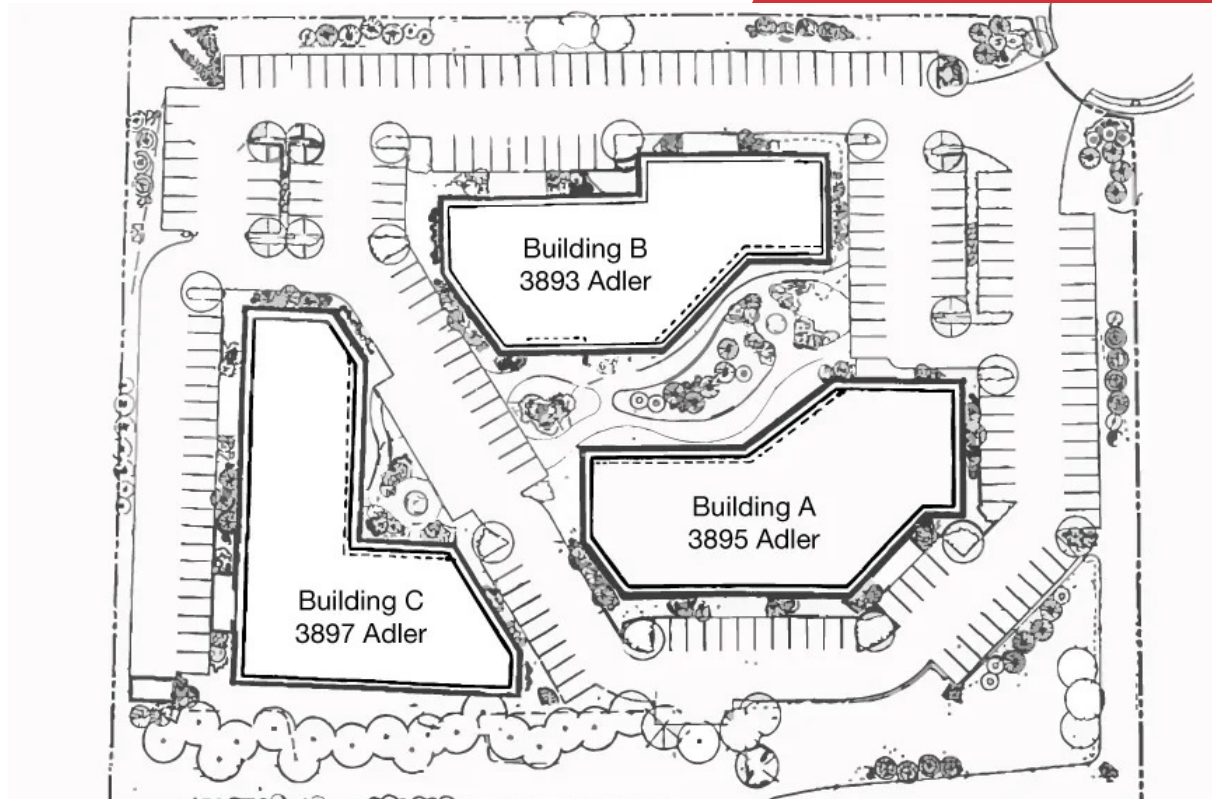
Bethlehem Office Commons

Building C – 2,234 Square Feet



Available Spaces - 3897 Adler Place

Suite	Size	Type	Rate	Description
■ 3897 Adler Place - Suite 180	2,234 SF	NNN	\$12.00 SF/yr	Professional office suite with many private offices, reception area, and direct tenant access.



	Time	Miles
Route 22	4 min	<1 miles
Route 33	10 min	6 miles
I-78 E	14 min	10 miles
I-476	20 min	12.3 miles

Location Advantages

- Less than a mile to Route 22 offers excellent connectivity to the Lehigh Valley region.
- 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 leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

Mark Magasich
Associate Broker
O: 610 871 1699
mmagasich@naisummit.com