



1660 Valley Center Pkwy

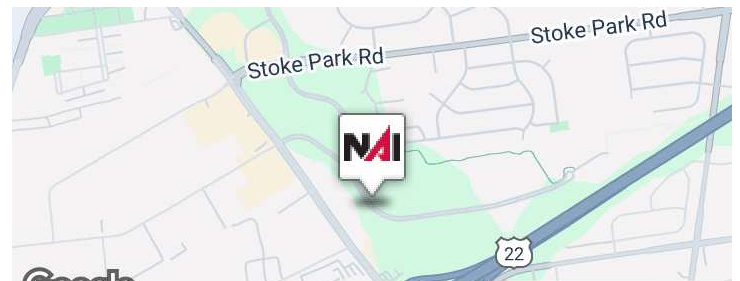
Bethlehem, Pennsylvania 18017

Property Highlights

- Located in Lehigh Valley Corporate Center
- Property Manager on Site
- Single-story Class A with High-End Common Areas

Property Overview

A multi-tenant office building totaling 27,508 square feet zoned Planned Office/Research Park. The single-story building strikes a professional presence with its brick and glass façade and elegant main entrance with high-end finishes. Located adjacent to Route 22, the building is situated in the park-like campus of Lehigh Valley Corporate Center. The property offers ample parking, and an adjacent 2-mile walking trail.



Offering Summary

Lease Rate:	\$13.00 - 15.00 SF/yr (NNN)
Available SF:	1,008 - 5,576 SF

For More Information

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,008 - 5,576 SF	Lease Rate:	\$13.00 - \$15.00 SF/yr

Available Suites

Suite	Size (SF)	Lease Rate	Description
Suite 200	4,980 SF	\$13.00 - 15.00 SF/yr	Features reception, large demo room with adjacent production rooms, conference room, private offices, general office area, and staff lounge
Suite 250	5,218 SF	\$13.00 - 15.00 SF/yr	Features high-end finishes, elegant waiting area, six large private offices, conference rooms, open areas for cubicles
Suite 300	2,408 - 5,576 SF	\$13.00 - 15.00 SF/yr	Features waiting area, reception, conference room and private offices. Can be combined with 2 adjacent suites for a total of 5,576 SF.
Suite 350	1,008 - 5,576 SF	\$13.00 - 15.00 SF/yr	Features 3 private offices and open area. Can be combined with 2 adjacent suites for a total of 5,576 SF.
Suite 400	2,160 - 5,576 SF	\$13.00 - 15.00 SF/yr	Features waiting area, 4 private offices, conference room, and 2 storage rooms. Can be combined with 2 adjacent suites for a total of 5,576 SF.



Location Description

Conveniently located minutes from Route 22 interchange provides easy access to the region's highways, amenities, and the Lehigh Valley International Airport. Amenities in the immediate area include hotels, restaurants, convenience stores and retail shops.

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.

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,131	26,186	84,816
Total Population	7,207	63,384	221,208
Average HH Income	\$106,559	\$100,500	\$87,308

About NAI Summit

NAI Summit is the greater Lehigh Valley's largest, locally owned, full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, property management, building services, and project management.

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