

3450 HIGH POINT BLVD
BETHLEHEM, PA 18017

McGowan
Corporate Real Estate Advisors

**LEHIGH VALLEY CORPORATE CENTER
CLASS A OFFICE FOR LEASE**



SUITES AVAILABLE

- Suite F – Former Vascular – Medical - 8500 SF
- Located in the Lehigh Valley Corporate Center, this 8,500 SF medical suite offers a turnkey solution for healthcare providers seeking a fully built-out facility. Originally designed for Lehigh Valley Vascular Institute, this space is ideal for outpatient procedures, imaging centers, and specialized clinics.



FOR FURTHER INFORMATION, PLEASE CONTACT:

Kevin McGowan, CCIM, SIOR
President
Phone (484) 222-6900
Mobile (610) 233-6490
kevin@mcgowanadvisors.com

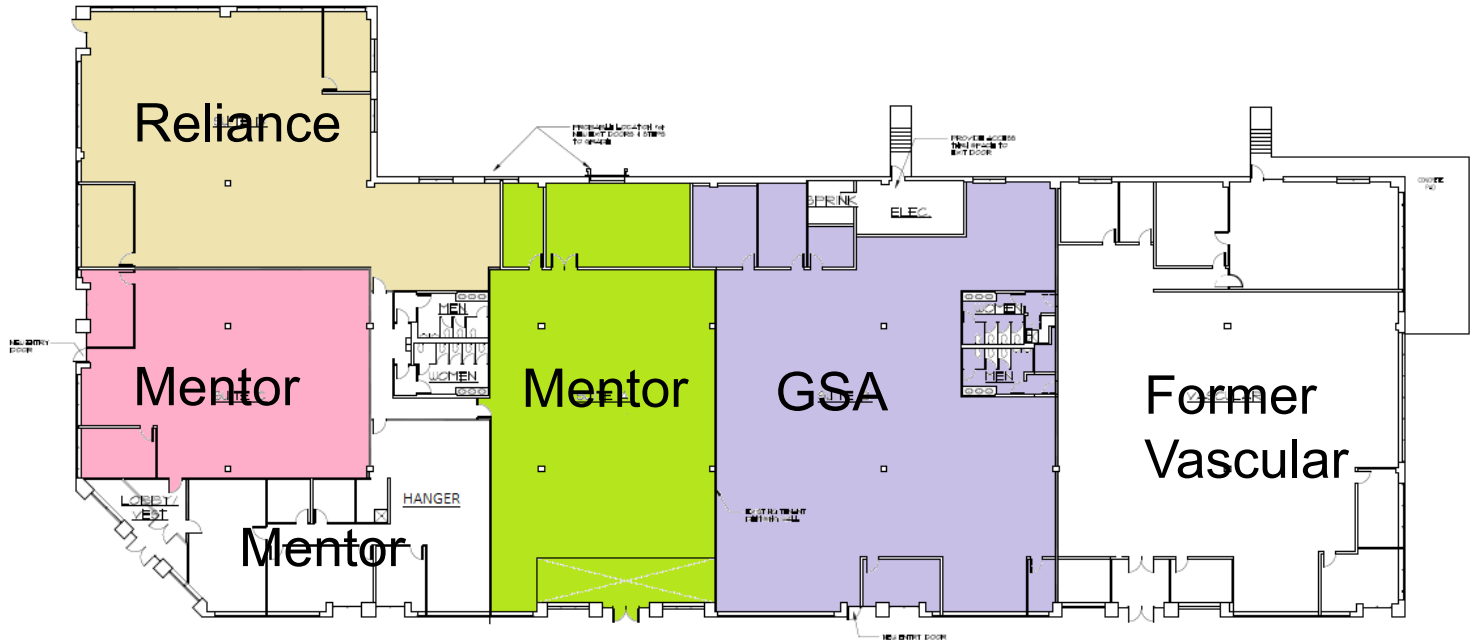
McGowan Corporate Real Estate Advisors
6081 Hamilton Blvd, Suite 600
Allentown, PA 18106

www.mcgowanadvisors.com

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CLASS A OFFICE FOR LEASE

As exclusive agents, we are pleased to offer the following space for sale or lease within the Lehigh Valley Corporate Center:



AVAILABILITY

- 8,500 SF, Suite F – Former Vascular

LOCATION

- Immediate Access via Schoenersville Road to Route 22
- Within minutes of Route 378 & 33
- Within minutes Lehigh Valley Int'l Airport

FEATURES

- 16-foot clear ceiling heights, with 40' x 34' column spacing
- Fiber and T-1 line up to DS3 Available
- Signage Availability
- Within One Mile of Lehigh Valley Hospital
- Park contains 25 offices and retail buildings

AMENITIES

- Hotel, restaurant and retail shops within LVCC
- 2 miles of jogging trails
- Professional landscaping with ponds, fountains and sculptures

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FORMER VASCULAR SUITE DETAILS

Located in the Lehigh Valley Corporate Center, this 8,500 SF medical suite offers a turnkey solution for healthcare providers seeking a fully built-out facility. Originally designed for a vascular institute, this space is ideal for outpatient procedures, imaging centers, and specialized clinics.

Key features of the layout include:

Key Features:

- Patient Rooms and Specialty Areas:** The suite includes multiple patient exam rooms, procedure rooms, and recovery areas, optimized for patient flow and privacy.
- Operating Room Infrastructure:** The floor plan showcases a designated area suitable for minor procedures or surgical prep, providing a seamless setup for medical operations.
- Accessory-Ready Space:** Equipped with essential medical accessories, wiring, and plumbing for medical gases, the layout accommodates various healthcare functions without extensive modifications.
- Efficient Layout for Clinical Workflow:** The floor plan supports an efficient workflow, with strategically placed entry and egress points, patient drop-off/pick-up areas, and clearly defined patient and staff areas.
- Technology-Ready Infrastructure:** Fiber and T-1 line capabilities support high-speed data needs, ideal for imaging or data-intensive specialties. This well-equipped suite provides an immediate solution for healthcare providers, minimizing setup time and costs.

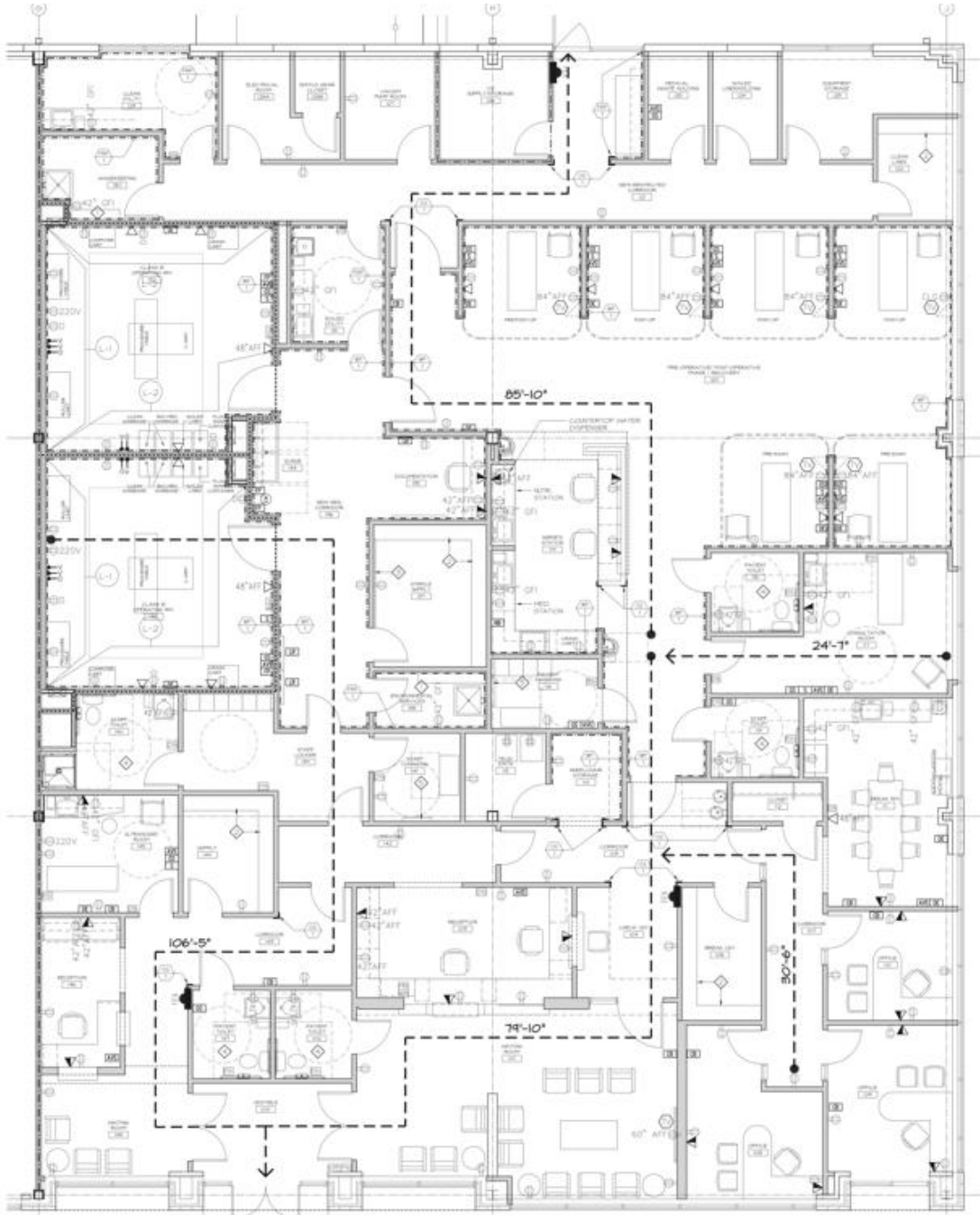
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FORMER VASCULAR SUITE FLOOR PLAN



Contact broker for higher resolution of this floor plan

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Direct entrance with heated sidewalk

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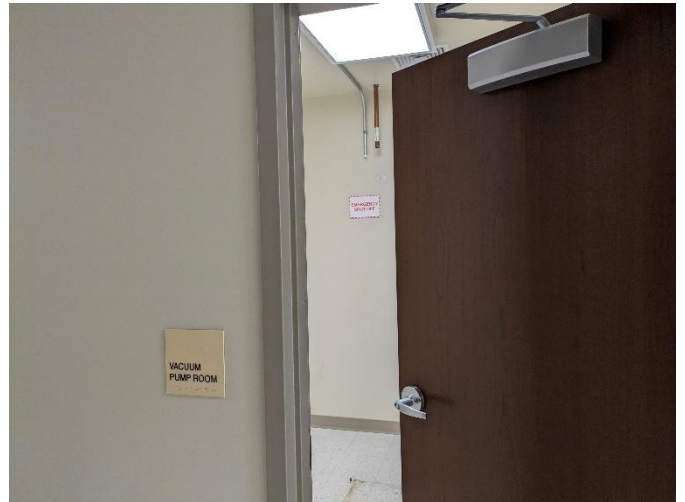
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