



- Two-Story Historic Building
- Fully Renovated & Upgraded
- Quality Office Space
- Modern Amenities
- Southside Bethlehem Location



# 240 Union Station Plaza

Bethlehem, PA 18015

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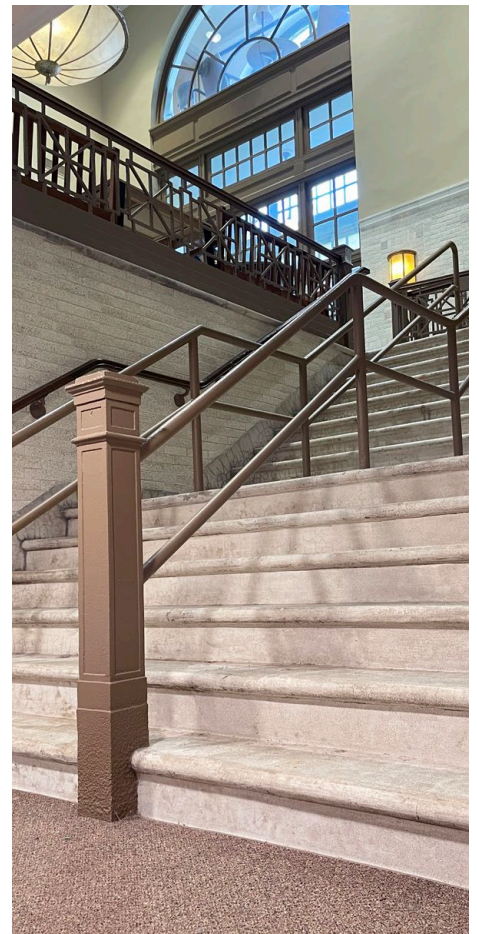
# Building Description

240 Union Station Plaza is a two story 25,289 square foot former train station which was built in 1924 that replaced a previous train depot. The building was completely renovated into a single-tenant office building in 2002-2003. Further renovations occurred in 2015. Current occupant is prepared to address a short-term sale leaseback scenario.

The interior is currently utilized as a single tenant space on two floors. There is the opportunity to subdivide the space for multiple tenants or for an adaptive reuse. The main lobby on the first floor has one primary and five secondary entrances along with a stairwell to the second floor and a grand stairwell to the mostly unfinished basement. The exterior of the building is primarily a brick finish with accented areas of different textures. The property is situated on an irregular shaped lot consisting of 2.23 acres. The northern portion of the building is adjacent to an active rail line. The property resides within Keystone Innovation Zone (KIZ) and the current zoning is Central Business District (CBD).

## Building Features

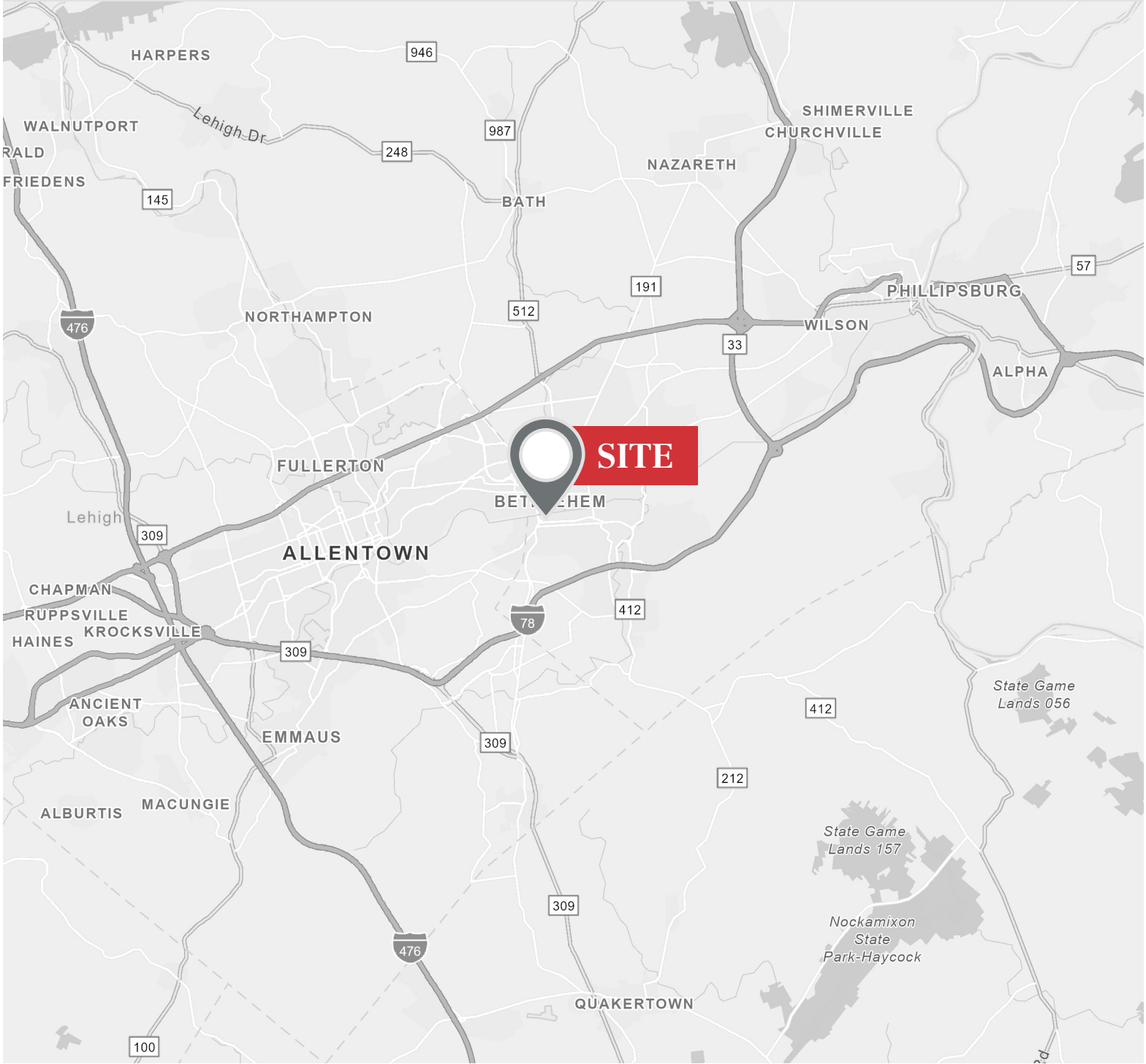
Foundation	Poured Concrete
Exterior Walls	Brick
Windows	Stationary and Double Hung
Roof	Flat Rubber Roof (Age Unknown)
Heating/Cooling	Forced Air HVAC System - Roof Mounted Units
Basement	Partially Unfinished
Water/Sewer	Public
Interior Walls	Painted and Wallpapered Drywall and Plaster
Ceiling	Suspended Ceiling Tile, Painted Drywall and Plaster
Elevator	One 2,500 lb capacity that services the first and second floors. Does not service the basement.
Lighting	Fluorescent, Recessed, and Tract Lighting
Electric	Total Service for Building Unknown
Sprinkler System	Yes



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