

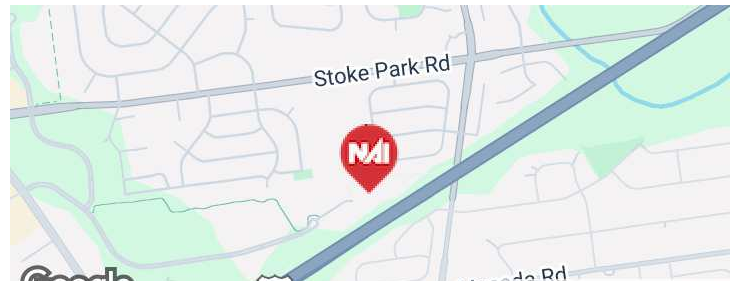


## 1455 Valley Center Pkwy

Bethlehem, Pennsylvania 18017

### Property Highlights

- Located in Lehigh Valley Corporate Center
- Property Manager on Site
- Single story with direct access



### Property Overview

A multi-tenant office building totaling 54,118 square feet. The single-story building strikes a professional presence with its brick and glass facade. Located adjacent to Route 22, the building is situated in the park-like campus of Lehigh Valley Corporate Center and is zoned Planned Office/Research Park. The property offers ample parking, an adjacent 2-mile walking trail, with Fiber and T-1 up to DS3 available.

### For More Information

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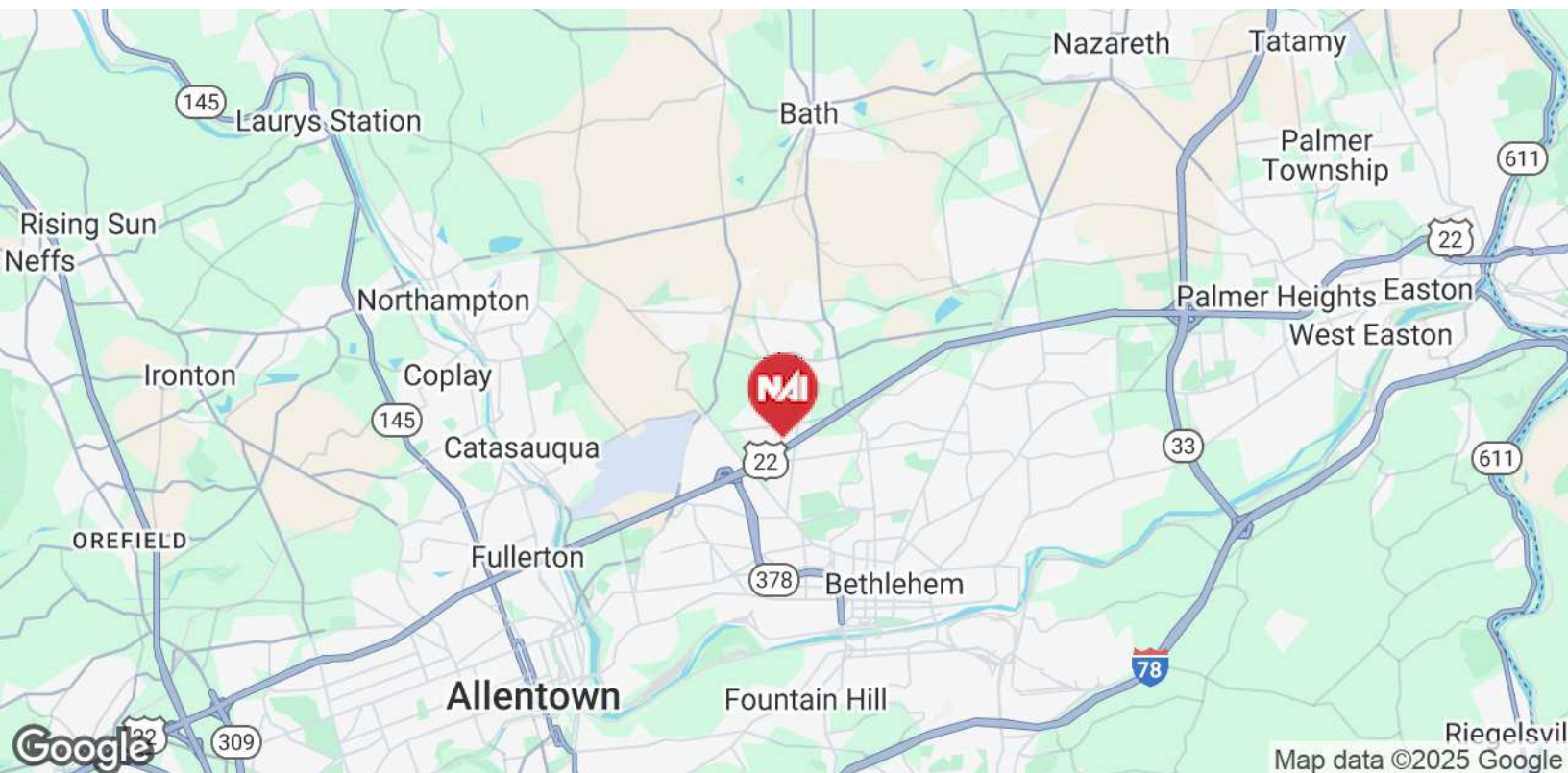
### Lease Information

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	6,750 - 20,275 SF	<b>Lease Rate:</b>	\$14.00 - \$16.00 SF/yr

### Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 50	6,750 SF	NNN	\$16.00 SF/yr	<ul style="list-style-type: none"> <li>• Aggressive Tenant Improvement Package</li> <li>• Features private entrance</li> <li>• Current condition is shell space ready for tenant buildout</li> </ul>
Suite 150	7,143 - 20,275 SF	NNN	\$14.00 SF/yr	Single floor office suite with private entrance.
Suite 200	13,132 - 20,275 SF	NNN	\$14.00 SF/yr	Single floor office suite with private entrances. Great facility for any professional office or medical tenant.

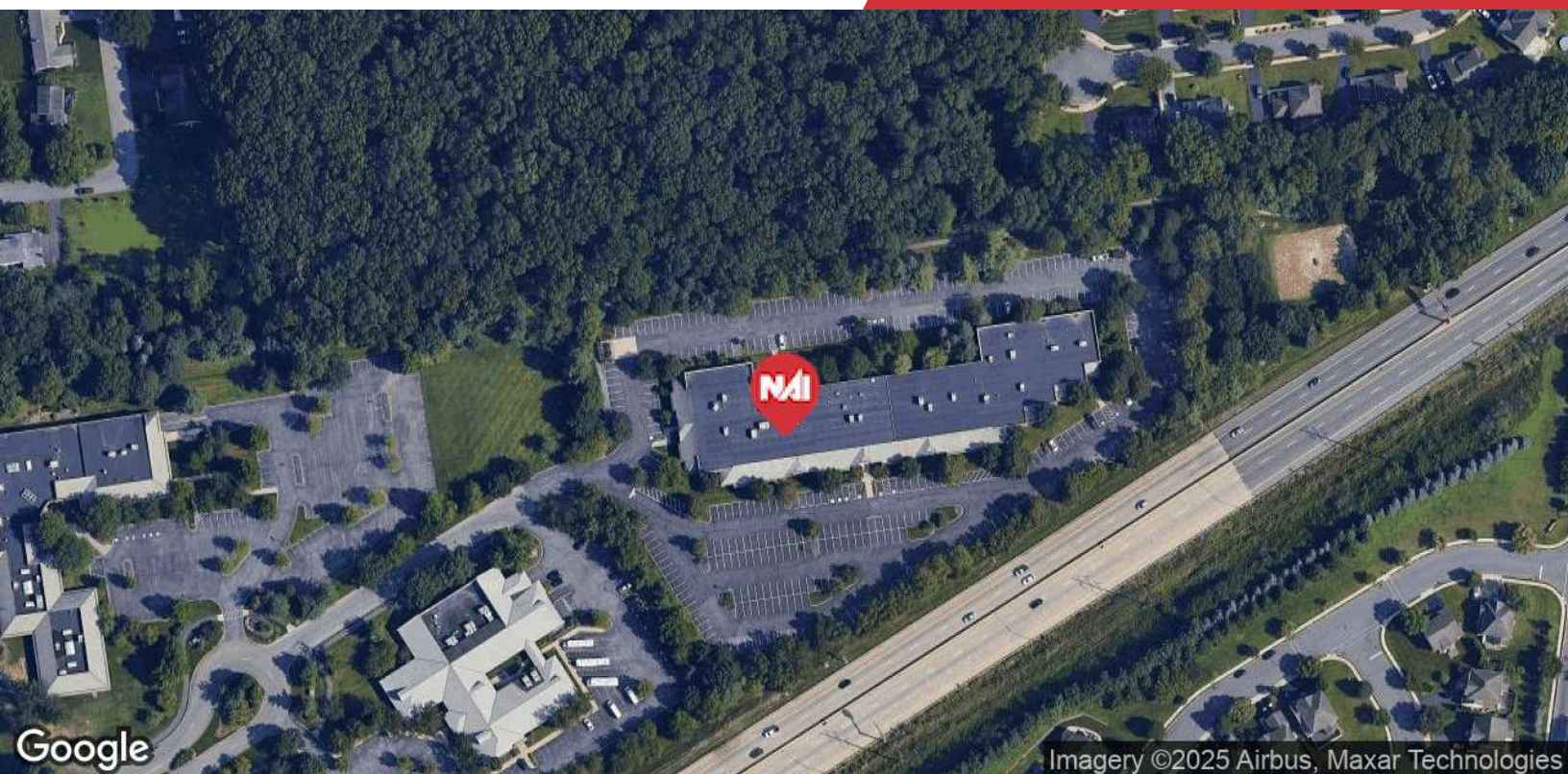




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### Location Description

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
<b>Total Households</b>	3,160	29,891	84,428
<b>Total Population</b>	7,527	71,370	222,705
<b>Average HH Income</b>	\$117,073	\$101,917	\$90,790

### 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, and comprehensive property management and building services.

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