

**Commercial Office Space for Lease – Medical & Professional Use**  
**832 Seven Bridge Road, East Stroudsburg, PA 18301**

Highly visible commercial office space available for lease at the signalized corner of **Route 209 and Route 447**, just minutes from **I-80 (Exit 310)**. This well-positioned property offers **excellent exposure, strong traffic counts, and immediate access** to the East Stroudsburg and Stroudsburg markets.

The building features **two large, open-concept suites**, available individually or combined for **approximately 4,000 SF of contiguous space**. Flexible layouts allow for **custom build-outs** to accommodate a wide range of professional and medical uses, with the ability to upgrade to **Class A office standards**.

**Available Suites:**

- **Suites 1A & 1B** – are combined to create a larger suite ideal for medical, wellness, or professional office operations
- **Suites 1C & 1D** – are combined to form a second professional office suite

**Ideal Uses:**

- Medical or Healthcare Office
- Dental, Chiropractic, Physical Therapy
- Medical Spa or Wellness Practice
- Professional Office (Legal, Real Estate, Accounting, Financial Services)
- Consulting or Executive Office Space

The property is **particularly attractive for healthcare users**, located near **St. Luke's Health Network** and the newly combined **Jefferson Health System (formerly Lehigh Valley Health Network)**. The site is adjacent to a **rapidly developing commercial area**, including a **new Wawa and St. Luke's medical office building**, reinforcing long-term demand and visibility.

Additional highlights include:

- Prominent main-road visibility

- Convenient access to Route 209, Route 447, and I-80
- Growing commercial and medical corridor
- Customizable layouts to meet tenant requirements

**Prime location, flexible space, and strong surrounding development—an excellent opportunity for businesses seeking visibility and growth in Monroe County.**