



## 1495 Valley Center Pkwy

Bethlehem, Pennsylvania 18017

### Property Highlights

- Located in Lehigh Valley Corporate Center
- Property Manager on Site
- Class A Office Amenities

### Property Overview

A multi-tenant office building totaling 43,770 square feet zoned Planned Office/Research Park. The building strikes a professional presence with its brick and glass facade. The three-story office is adjacent to Route 22 and boasts an elegant main lobby, modern common area restrooms, ample parking, and available technology infrastructure features Fiber and T-1 up to DS3.

### Offering Summary

<b>Lease Rate:</b>	\$14.50 - 15 SF/yr (NNN)
<b>Available SF:</b>	605 - 10,538 SF

### For More Information

#### Sarah Finney Miller

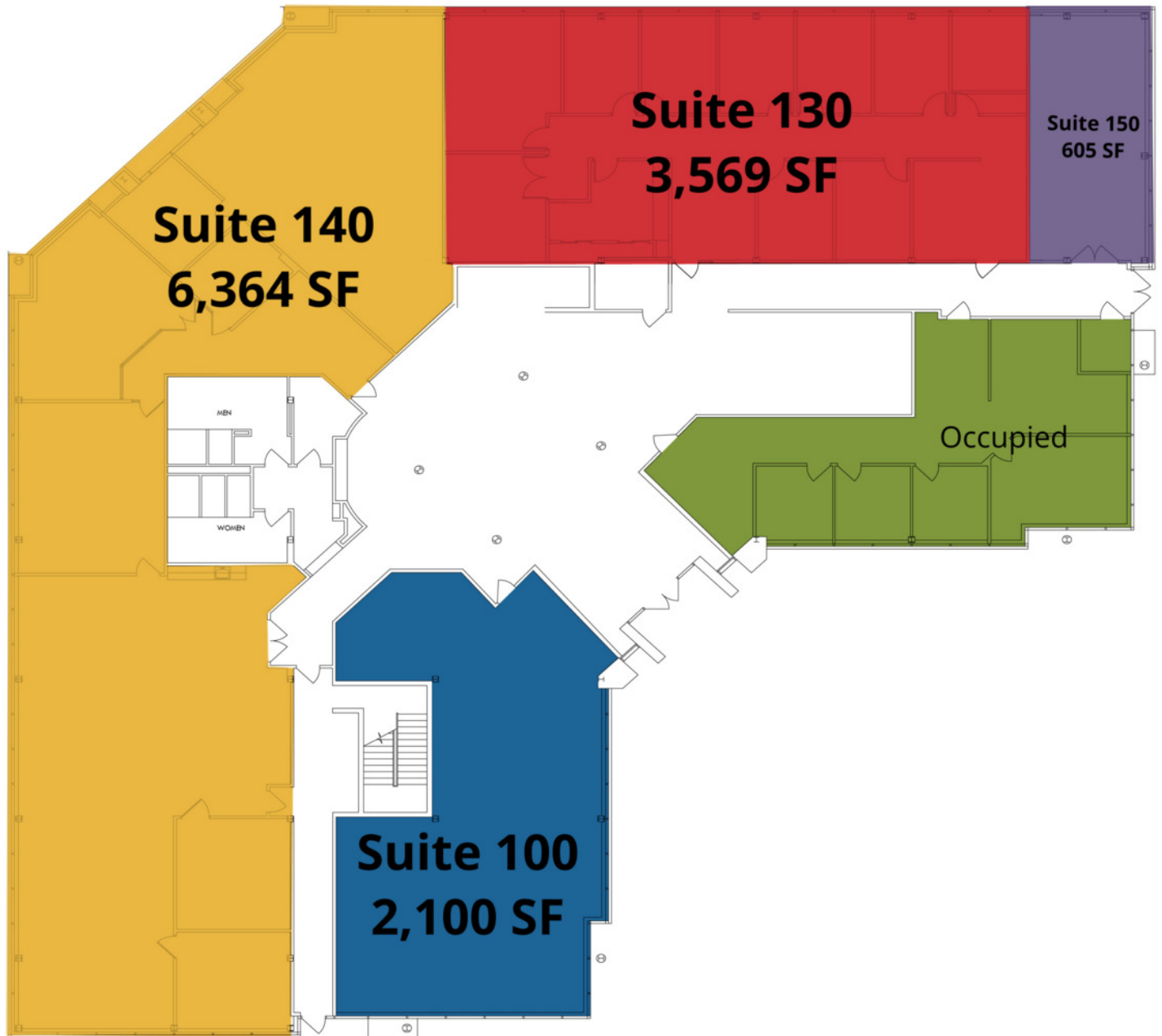
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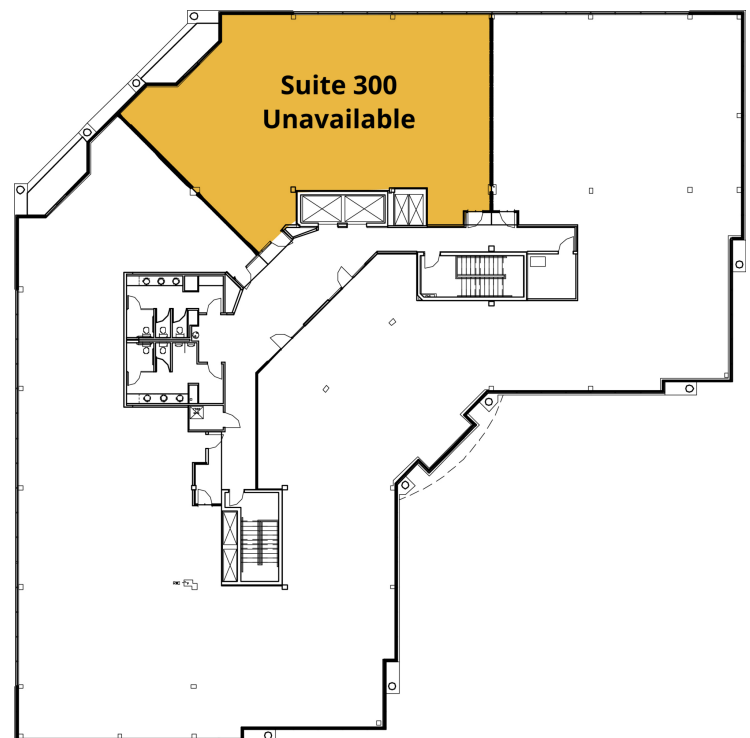
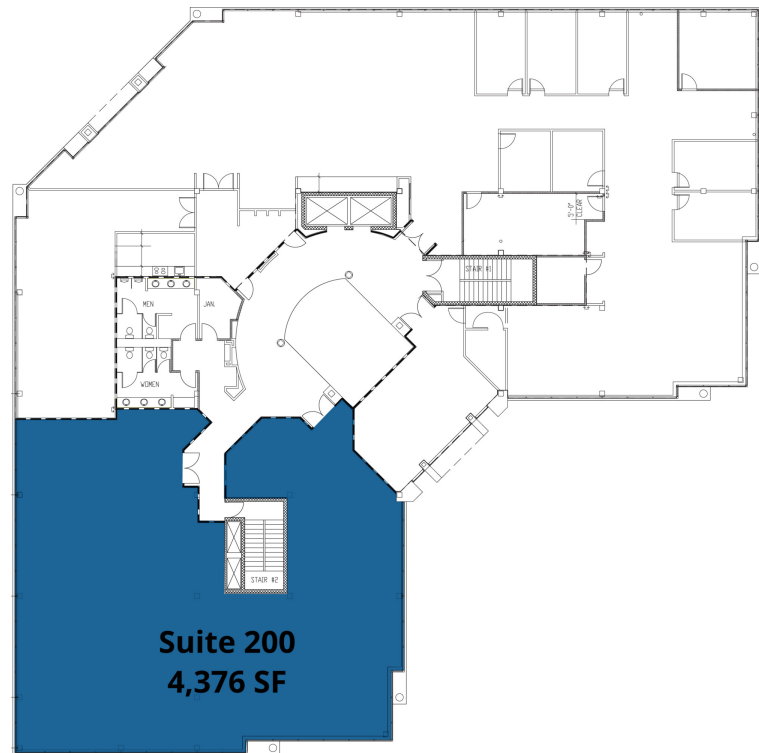
#### Michael Adams, SIOR

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### Lease Information

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	605 - 10,538 SF	<b>Lease Rate:</b>	\$14.50 - \$15 SF/yr

### Available Suites

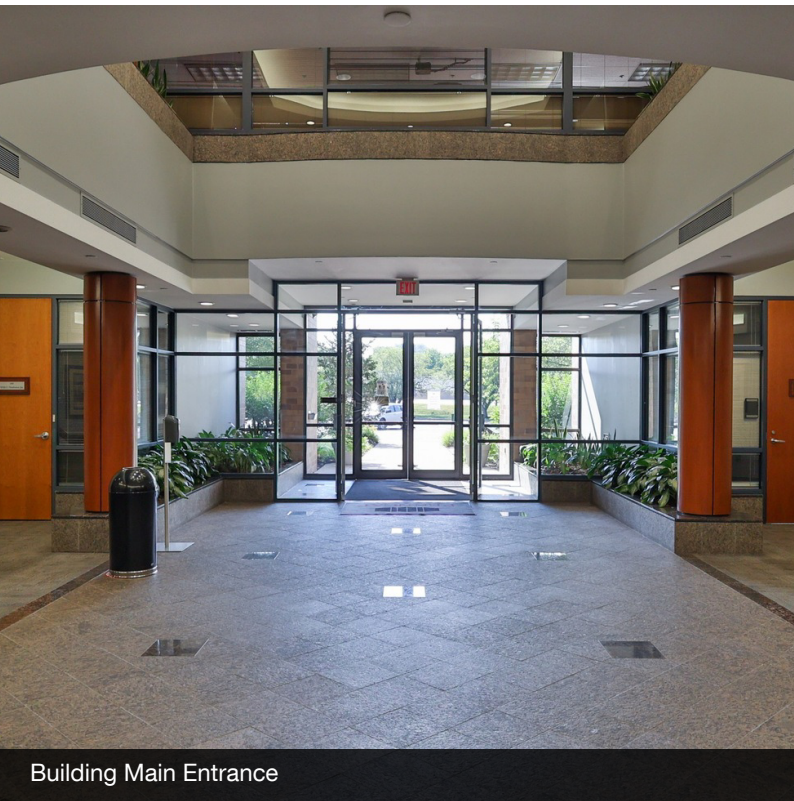
Suite	Size (SF)	Description
Suite 100	2,100 SF	Features a small reception area, board room, 1 private office, copy area, modern kitchen and motion sensor lighting
Suite 130	3,569 - 10,538 SF	Features 10 private offices with a reception area
Suite 140	6,364 - 10,538 SF	Features 5 private offices, conference rooms, and 3 large office areas for bullpen configurations
Suite 150	605 - 10,538 SF	Features private office and open area
Suite 200	4,376 SF	Features open layout for cubicles plus private offices



Suite 140 - Virtually Renovated



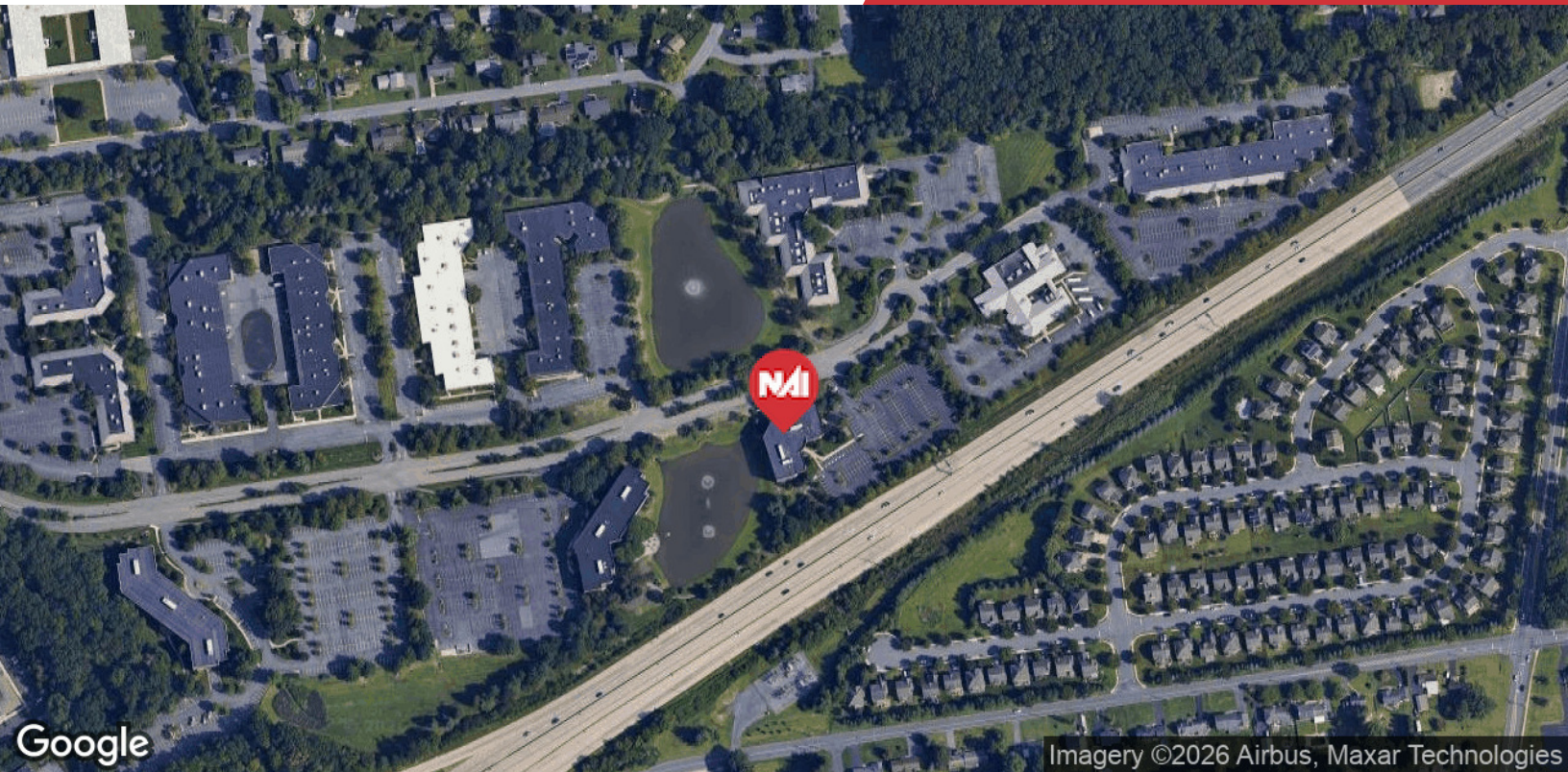
Suite 150 - Virtually Renovated



Building Main Entrance

### Building Amenities (Included In Operating Expenses)

- Taxes
- Sewer & Water
- Building & Roof Maintenance
- Exterior Lighting
- HVAC Maintenance
- Fire Protection Monitoring
- Snow Removal
- Insurance (building)
- Trash Removal
- Grounds Care
- LVCC Association Fee
- Tenant's Electric & Gas
- Tenant Services & Maintenance
- Property Management Fee
- Common Area Electric & Gas
- In-suite Janitorial



### Location Advantages

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>	3,133	31,205	90,166
<b>Total Population</b>	7,324	74,535	236,586
<b>Average HH Income</b>	\$112,645	\$100,618	\$90,296

### 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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