

Up to 7 Months Free Rent

*1 month of free base rent, or bonus TI credit equivalent, for each lease year up to 7 years of initial term

FOR SALE/ FOR LEASE

1665

1665 VALLEY CENTER PKY,
BETHLEHEM, PA 18017

AVAILABLE SPACE

2,170 – 5,648 SF

Elevate Your Business at 1665 Valley Center Parkway: Where Location Meets Lifestyle

This modern office suite features an existing medical fit-out thoughtfully designed around the patient experience that also can be easily transitioned to traditional office use. It features an efficient floor plan, abundant natural light, in a highly desirable office park setting around the corner from all the amenities sought after by your employees and visitors. This is not just an office space; it is a strategic location designed to elevate your professional brand and engage your team to do their best in-office work.

Strategic Location: Anchor Lehigh Valley Location

At the center of the Lehigh Valley, 1665 sits at the entrance of Lehigh Valley Corporate Center and offers exceptional accessibility at the convergence of main thoroughfares (Routes 22, 378) AND secondary roads (Schoenersville & Airport Roads).

Sale Price: \$1,412,000

Lease Rate: \$18.00 /SF/YR

Lease Type: Triple Net (NNN)

Unit Size: 2,170-5,648 SF

Building Size: 19,101 SF

Date Available: August 1, 2025

Property Type: Office

Building Class: A

Floors: 1

Year Built: 1993

Year Renovated: 2009

Lot Size: 3.00 AC

Parking Ratio: 6.5/1,000 SF

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CHANNEL
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Unrivalled Amenities: Designed for Convenience

1665 Valley Center Parkway is equipped with a comprehensive suite of amenities designed to support your business operations and enhance the workday experience:

- **Proximity to Essential Services and Lifestyle Amenities:** Located just minutes away, you'll find a wide array of restaurants, cafes, retail options, childcare, and fitness centers, providing convenience for your team's daily needs and before-and-after-work activities.
- **Modern and Flexible Office Spaces:** The modern construction and ample window line allows for efficient office layouts, functional office-use adjacencies, and cost-effective space alternations as business demands evolve over time.
- **Ample Parking:** Directly outside the building entrance, a readily accessible surface parking lot offers added convenience for both visitors and employees.



Inspiring Backdrop: Professionalism Framed by Natural Beauty

Lehigh Valley Corporate Center is a professionally managed office park and known for its beautifully maintained landscaping and walking paths. This creates a positive first impression and fosters a more productive and enjoyable work environment.

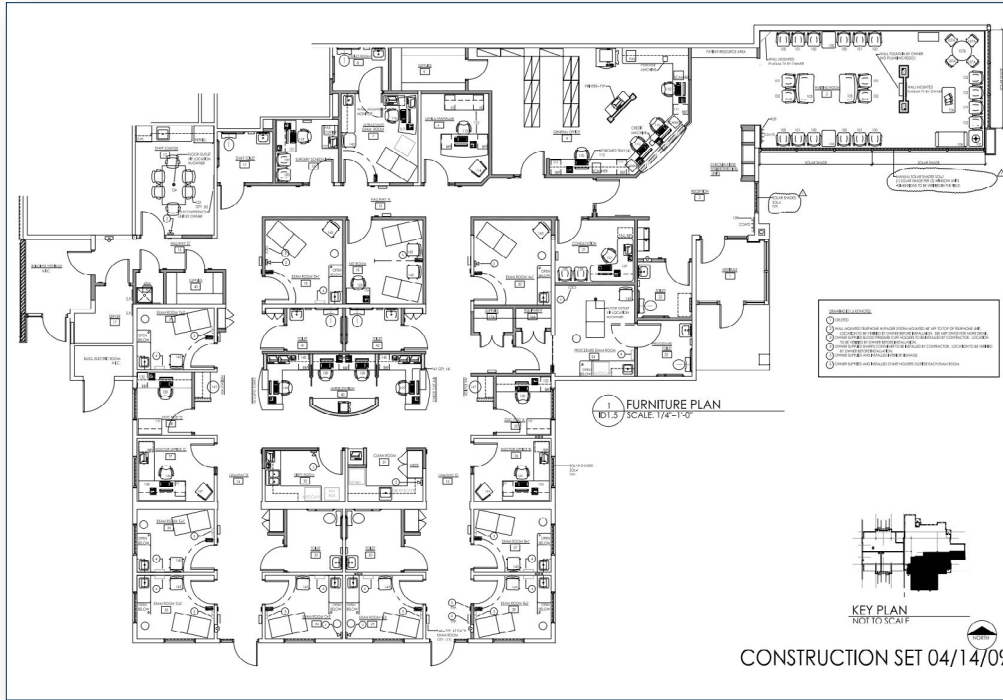
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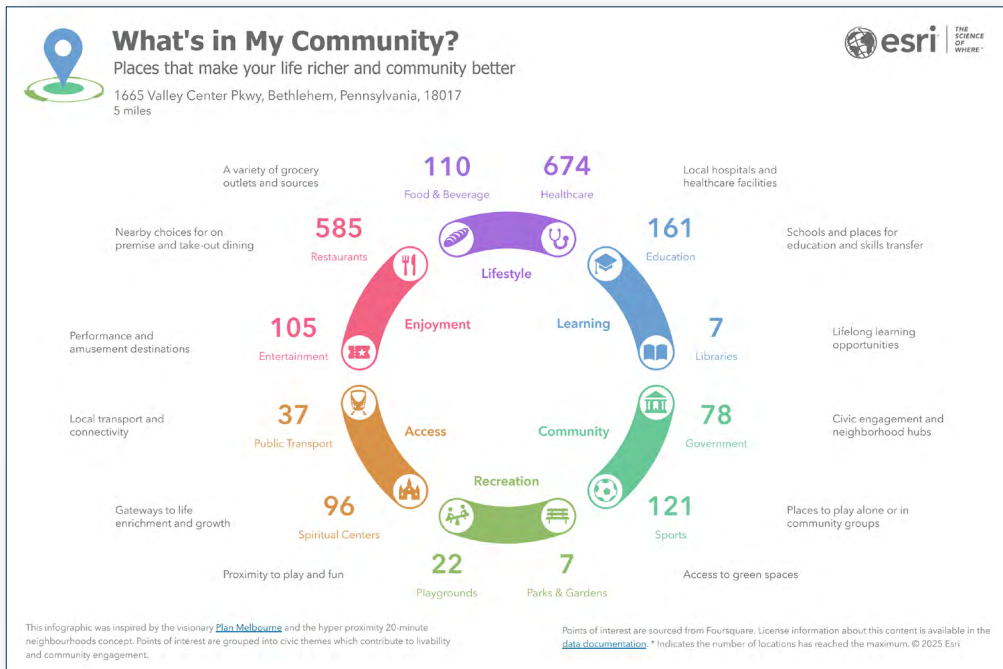
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BE IN THE CENTER OF EVERYTHING



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