



## 1525 Valley Center Pkwy

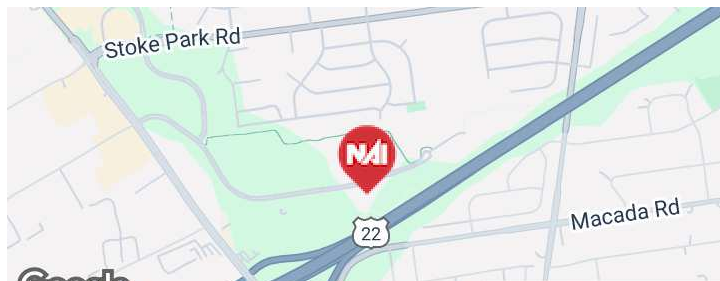
Bethlehem, Pennsylvania 18017

### Property Highlights

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

### Property Overview

A multi-tenant office building totaling 75,000 square feet zoned Planned Office/Research Park. The building strikes a professional presence with its brick and glass facade. The three-story office boasts an elegant main lobby, outdoor patio and employee gathering areas, ample parking, and available technology infrastructure features Fiber and T-1 up to DS3.



### Offering Summary

Lease Rate:	\$15.00 - 15.50 SF/yr (NNN)
Available SF:	2,806 - 22,000 SF

### For More Information

**Sarah Finney Miller**

O: 610 871 1719

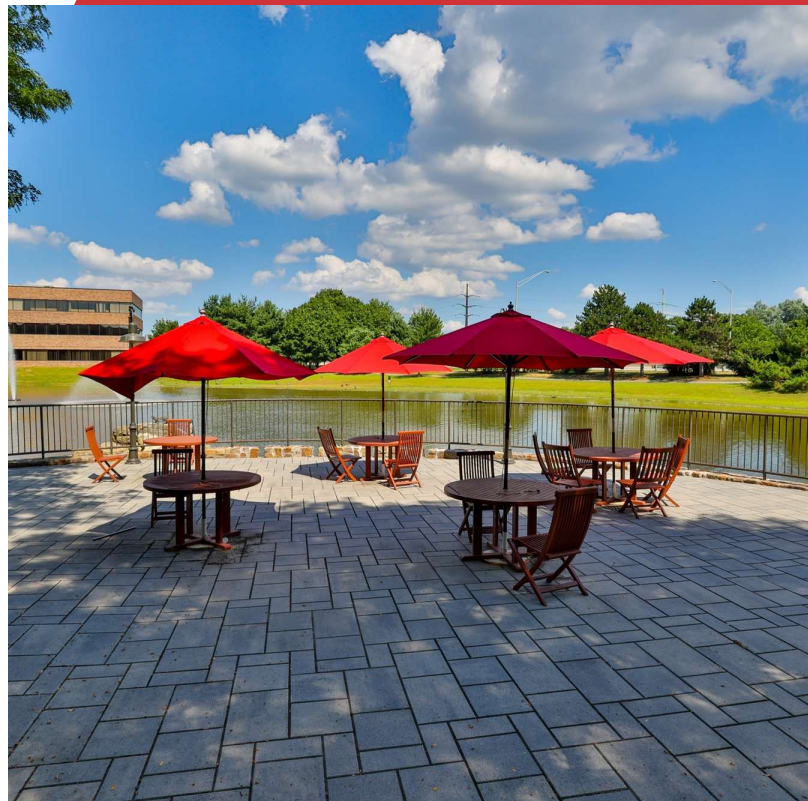
**Michael Adams, SIOR**

O: 610 871 1701

**Collin Holben**

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### Available Suites

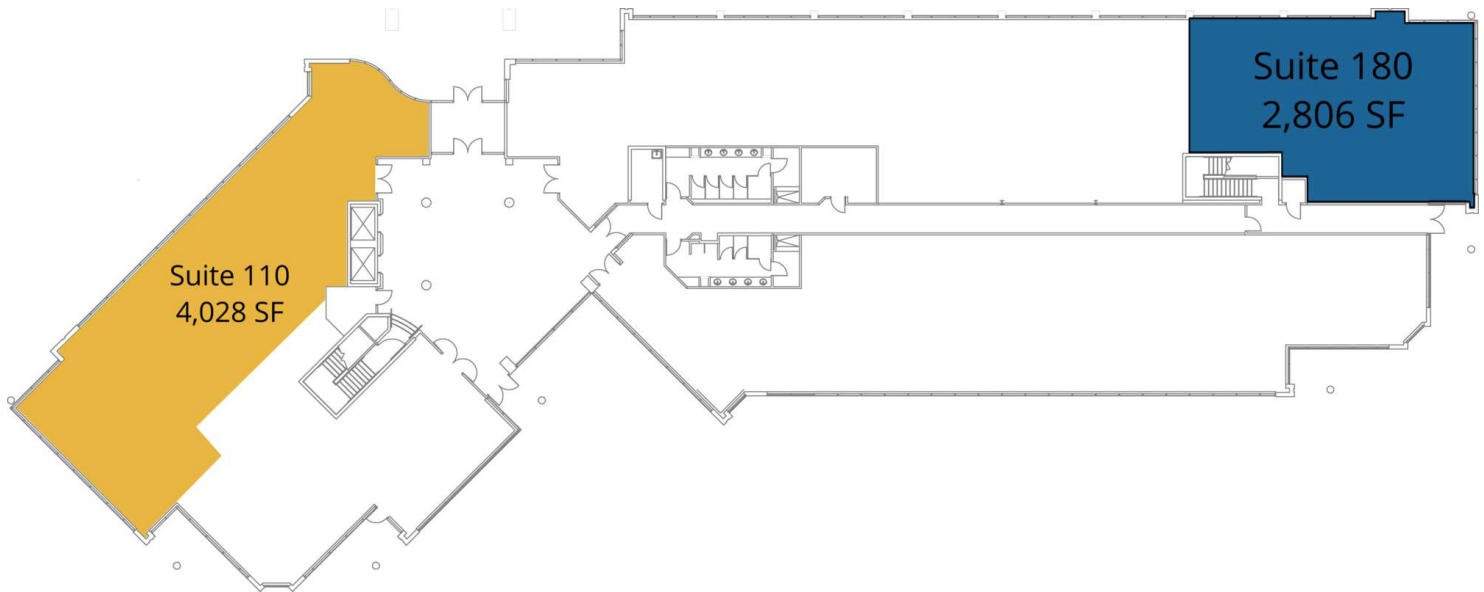
#### Suite Size Details

<b>Suite 310</b>	5,416 SF	Available November 1, 2025
<b>Suite 210</b>	15,262 SF	Suite is divisible. Features open layout great for bullpen configurations, conference rooms, modern kitchen designs, plus small outdoor patio
<b>Suite 200</b>	6,738 SF	Features private office, open area for bullpen configurations, conference room, large breakroom, modern kitchen design, plus small outdoor patio
<b>Suite 180</b>	2,806 SF	Move-in ready! Features 6 private offices, lobby, conference room, and breakroom
<b>Suite 110</b>	4,028 SF	Premier suite in excellent condition. Features conference room, multiple private offices, and open area for bullpen configurations.

### Building Amenities

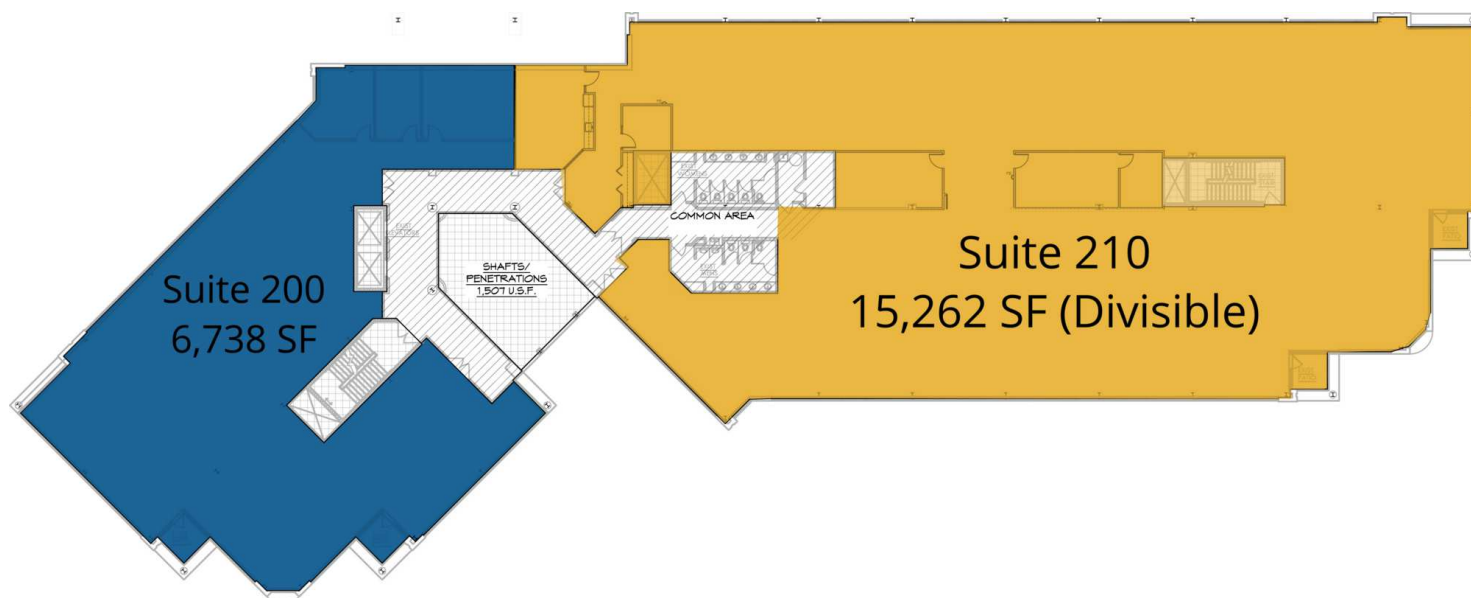
#### (Included In Operating Expenses)

- 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



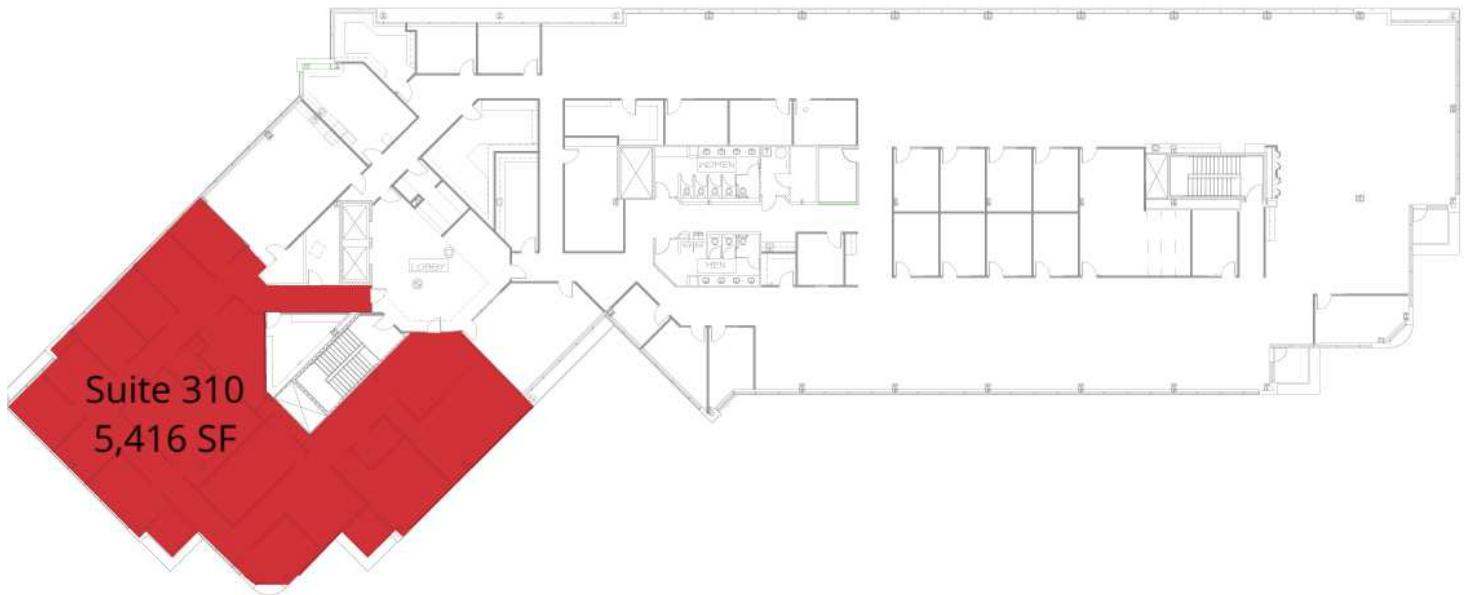
### Available First Floor Suites

Suite	Size	Type	Rate	Description
■ Suite 110	4,028 SF	NNN	\$15.00 - 15.50 SF/yr	Premier suite in excellent condition. Features conference room, multiple private offices, and open area for bullpen configurations.
■ Suite 180	2,806 SF	NNN	\$15.00 - 15.50 SF/yr	Move-in ready! Features 6 private offices, lobby, conference room and breakroom.



### Available Second Floor Suites

Suite	Size	Type	Rate	Description
■ Suite 200	6,738 - 22,000 SF	NNN	\$15.00 - 15.50 SF/yr	Second floor suite provides a private office, open area for bullpen layout, conference room, large breakroom, and modern kitchen design, plus a small outdoor patio.
■ Suite 210	15,262 - 22,000 SF	NNN	\$15.00 - 15.50 SF/yr	Suite is divisible. Layout offers open office area for bullpen configuration, private office, conference and training rooms, large breakrooms, plus a small outdoor patio.



### Available Third Floor Suites

Suite	Size	Type	Rate	Description
■ Suite 310	5,416 SF	NNN	\$15.00 - 15.50 SF/yr	Professional office suite available November 1, 2025.





### 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>	3,362	31,186	89,516
<b>Total Population</b>	7,797	74,848	233,892
<b>Average HH Income</b>	\$109,762	\$99,959	\$90,093

### 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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