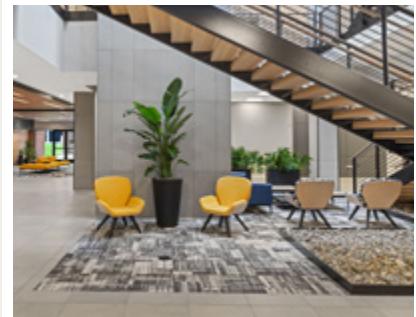
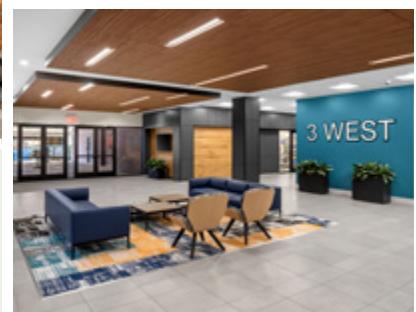


# 3 WEST

3 West Broad Street | Bethlehem | Northampton County | Pennsylvania



## FULLY RENOVATED

3 West offers retail and office space for lease in Downtown Bethlehem, PA. The two-story building received an exterior renovation as well as extensive interior renovations including an updated lobby, common corridor and cafe, new signage, light fixtures, contemporary glass walls, flooring and a passenger elevator.

3 West is located directly across the street from the proposed Ironside Lofts mixed-use development comprised of 122 luxury apartment units and 2,508 sf (+/-) of retail space. Downtown Bethlehem has experienced a renaissance in recent years, and 3 West is situated within walking distance of the charming Hotel Bethlehem, numerous boutiques, restaurants and other specialty shops along Main Street. The property also benefits from convenient access to Routes 378, 22 and I-78.

## DEMOGRAPHICS

Radius	3 Miles	5 Miles	7 Miles
Population	101,956	179,704	337,368
Households	39,762	68,464	126,525
Average Household Income	\$70,242	\$78,605	\$82,552

11/21

## FEATURES

- Optional built to suit retail and office space designed to fit your individual needs
- Passenger elevator with access to all levels
- High-speed internet access available
- 590 Parking spaces in a public garage operated by the Bethlehem Parking Authority

## SUITE SIZES FOR LEASE FROM:

1,571 up to 24,447 sf (+/-)



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Immediate Occupancy | Brokers Protected

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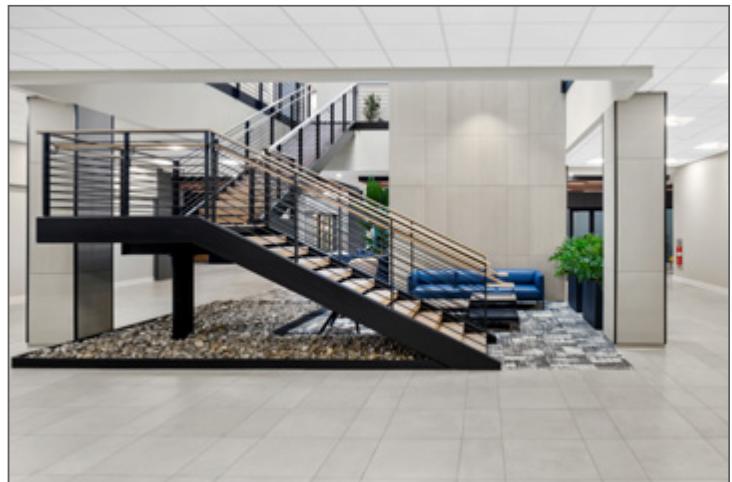
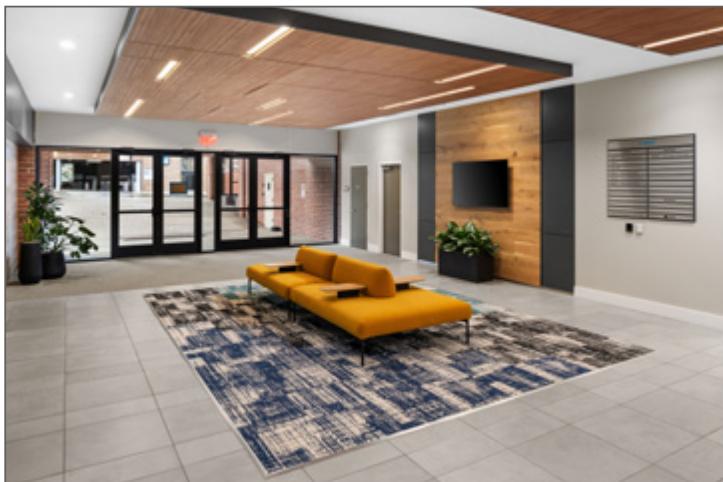
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