



## 54 S Commerce Way

Bethlehem, Pennsylvania 18017

### Property Overview

Two adjacent professional office suites available. Each suite layout includes 2 large offices, a reception area, conference room, storage area, and restroom.

- Located off Route 512 in Lehigh Valley Industrial Park
- Easily accessible via Routes 22, 33 and I-78
- Close proximity to Lehigh Valley International Airport

### Offering Summary

<b>Lease Rate:</b>	\$12.00 SF/yr (NNN)
<b>Building Size:</b>	36,700 SF
<b>Available SF:</b>	1,200 - 2,400 SF
<b>Lot Size:</b>	3.4 Acres

### For More Information

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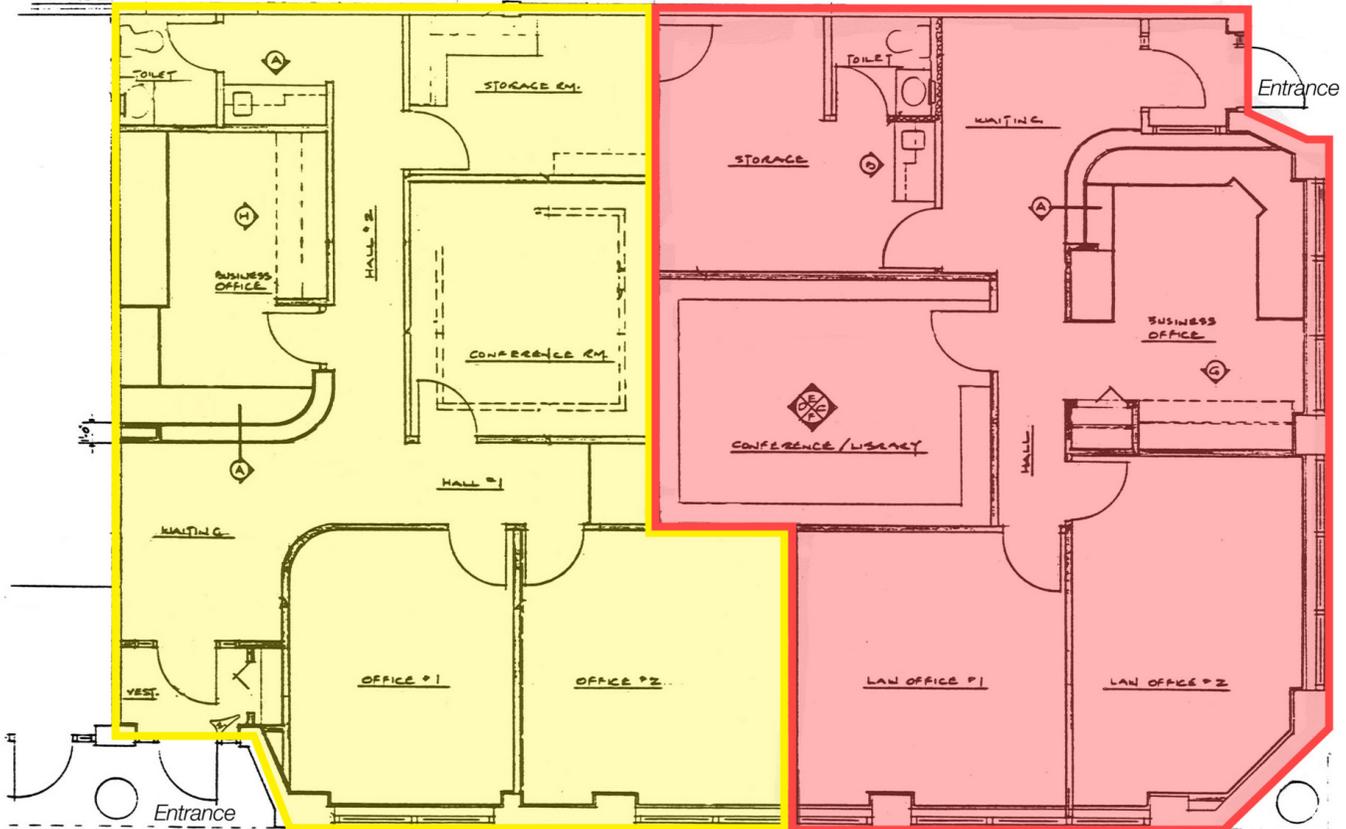
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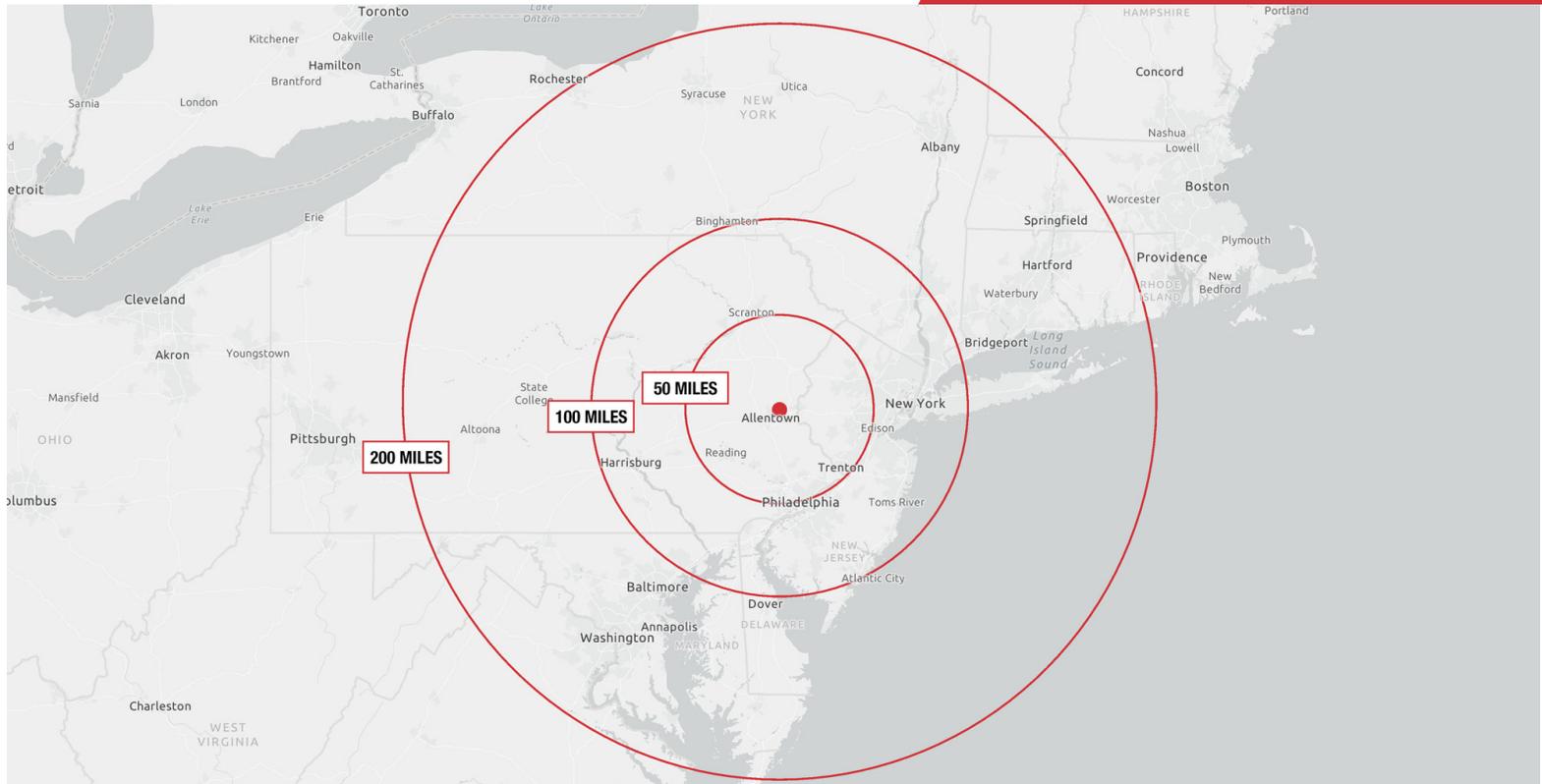
## Suite 175

## Suite 172



### Lease Information

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	1,200 - 2,400 SF	<b>Lease Rate:</b>	\$12.00 SF/yr



	Time	Miles
<b>Route 512</b>	3 min	0.5 mile
<b>Route 22</b>	5 min	1.5 miles
<b>Route 33</b>	11 min	6.8 miles
<b>I-78</b>	14 min	10.2 miles
<b>I-476</b>	20 min	12.8 miles

## Location Advantages

- Convenient access to Route 22 provides quick connectivity to the region.
- 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.

## 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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