



Eastern PA Availabilities

The Gateway at Greenway Park

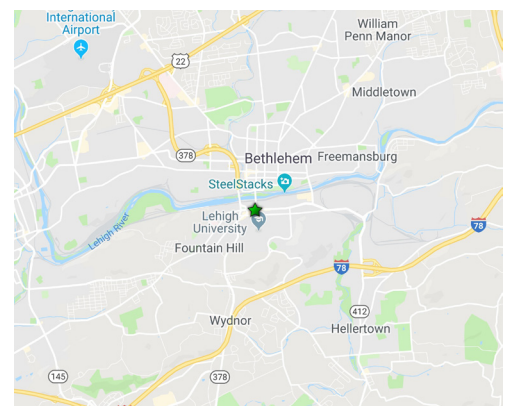
Retail/Office Available For Lease

306 S New Street
Bethlehem, PA 18015



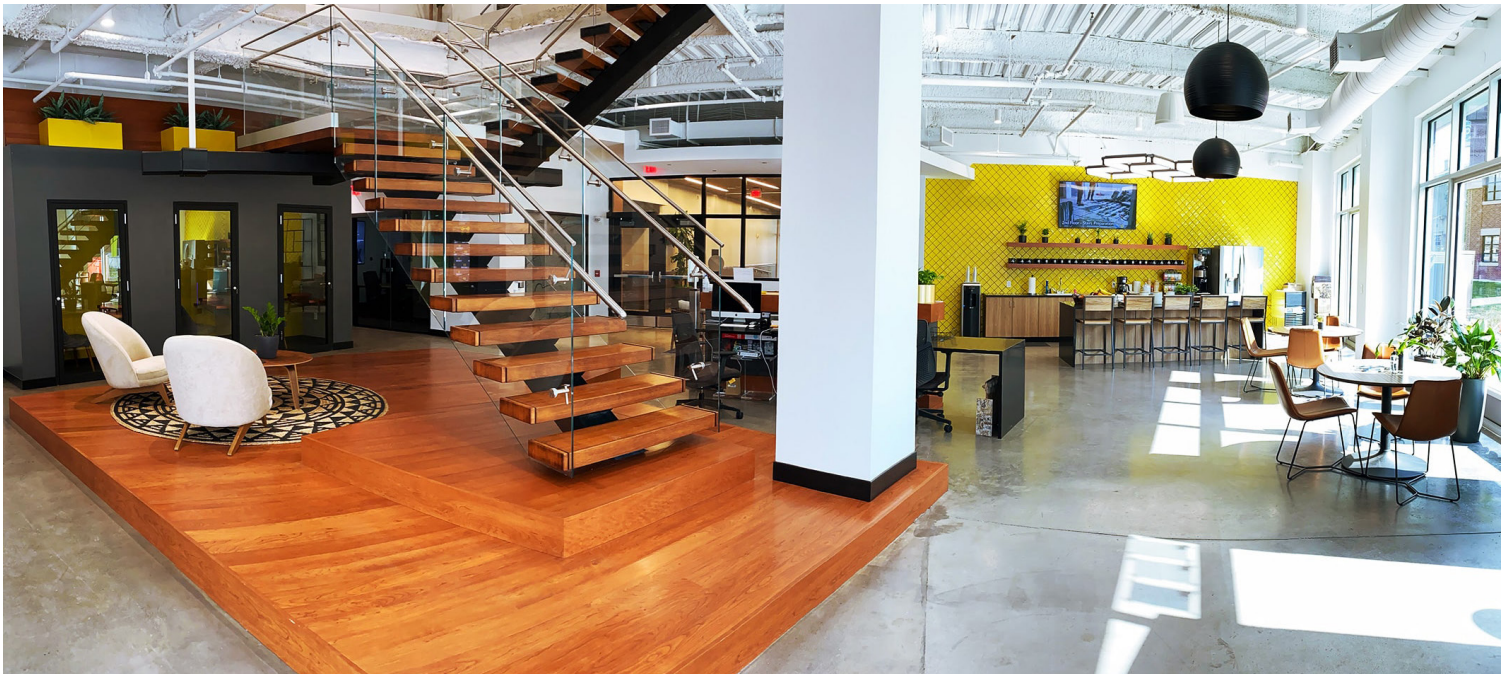
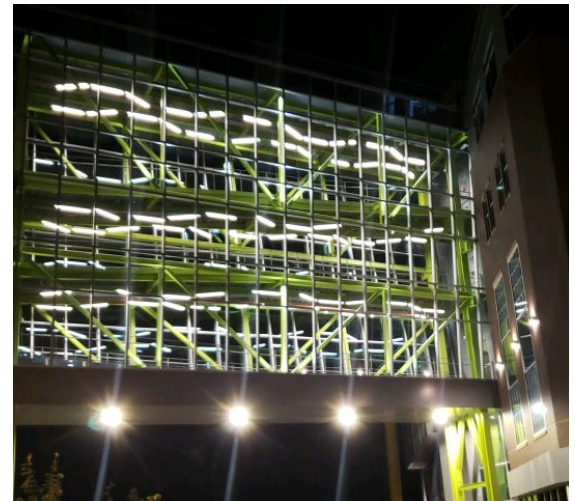
Property Features

- + Total building size is 127,832 SF
- + First floor retail space available: ±1,560 - 8,000 SF
- + 6th floor office spaces available: ±2,900 - ±4,422 SF Shell Space
- + Attached to a 600 car parking garage
- + CRIZ AND LERTA Tax Zone benefits
- + Mixed-use building located minutes from Route 378, Route 412, I-78 and Route 22 in the heart of South Bethlehem



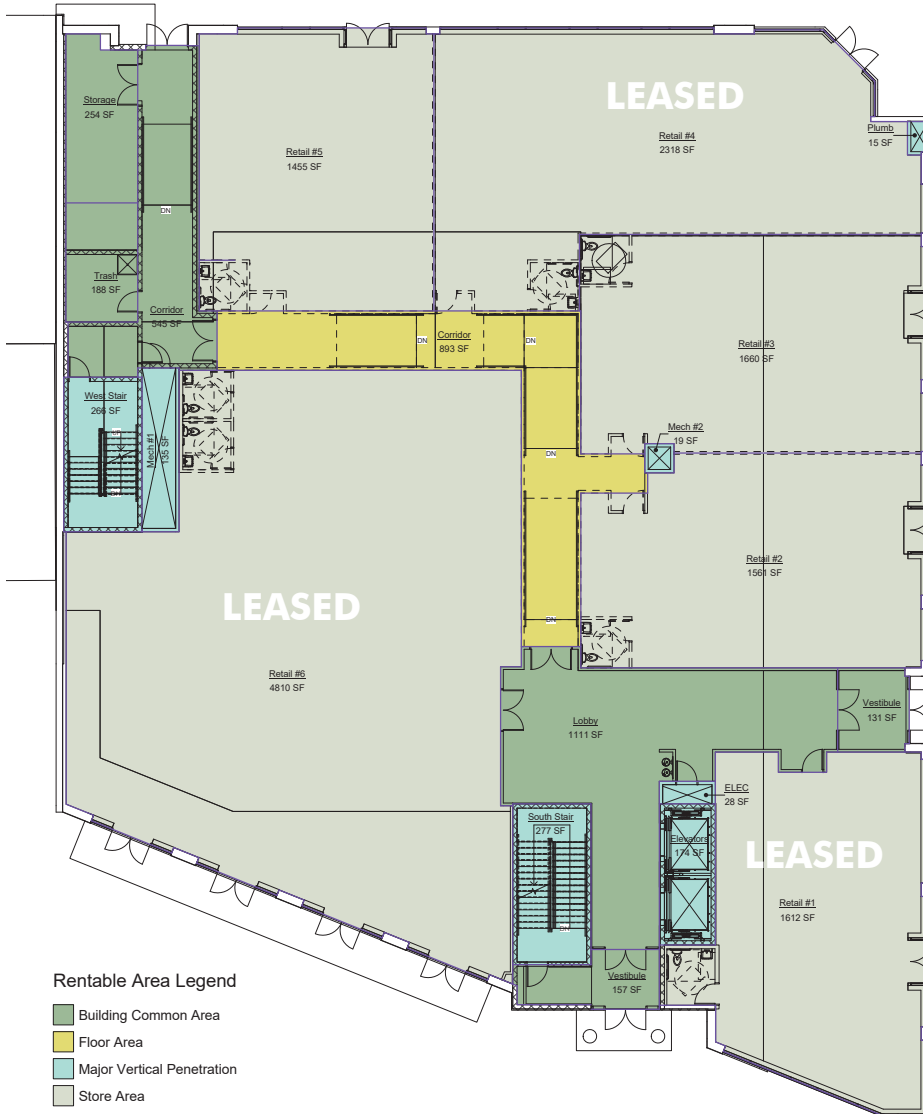
Office Info

- + ±85,220 SF of office space fully leased
- + ±2,900 & 4,422 SF Shell Space available on 6th floor
- + Anchor tenants include: St. Luke's University Health Network, Lehigh University and Venture X



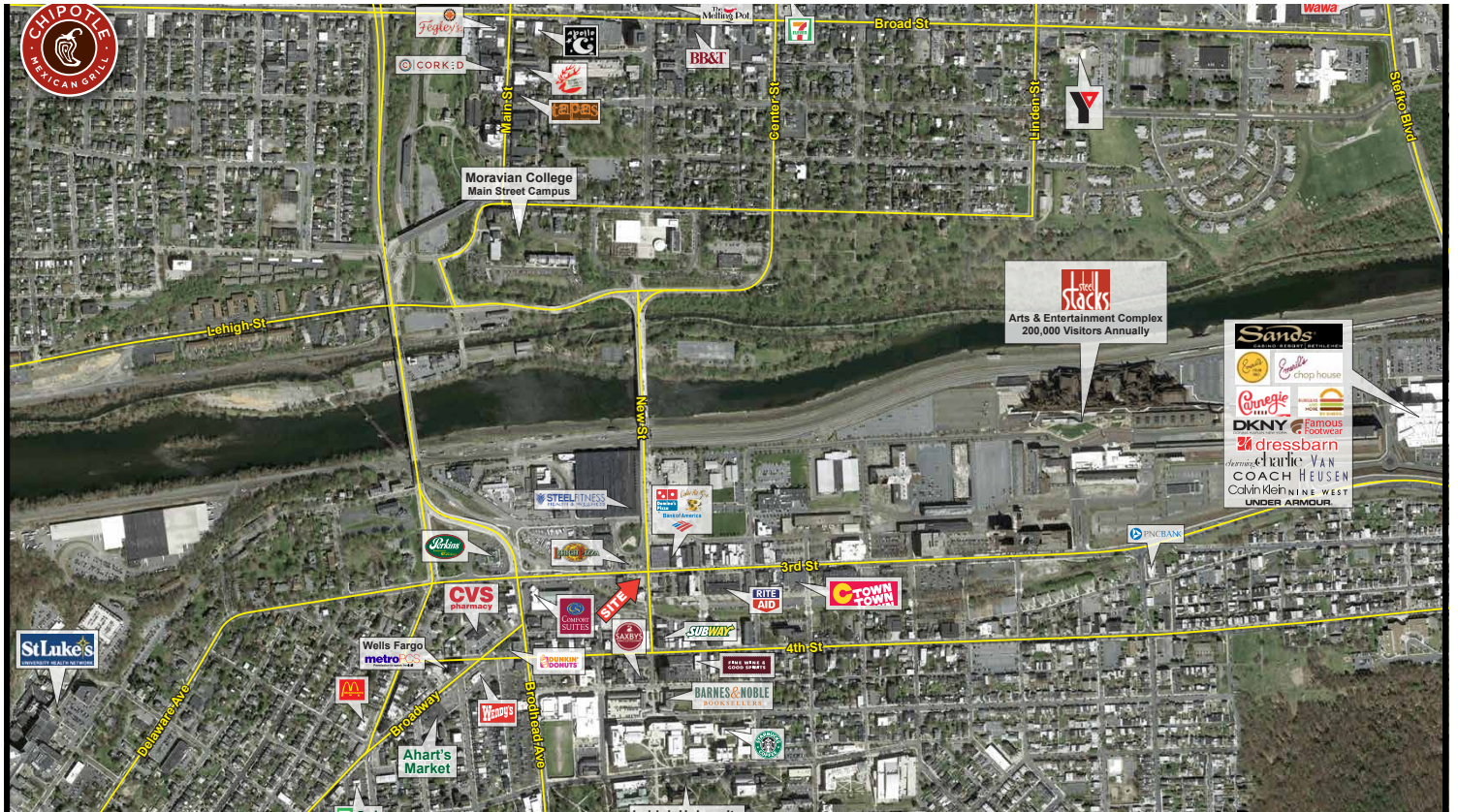
Retail Info

- + Total building size is 127,832 SF
- + First floor retail space available 1,560 - 8,000 SF
- + CRIZ AND LERTA Tax Zone benefits



2024 Demographics	1 Mile	3 Miles	5 Miles
Population	27,376	96,281	198,190
Average HH Income	\$69,329	\$90,366	\$94,913
Households	9,772	37,603	75,821

Property Aerial



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