

630 Municipal Drive

Nazareth, Pennsylvania 18064

Property Overview

- First and Second floor office suites in a multi-tenant office and flex building
- Move-in ready space
- Ample parking with 146 parking spaces
- Professional Business Park Setting
- Light industrial zoning
- Located off Route 191 with easy access to Routes 22 and 33

Offering Summary

Lease Rate:	\$11.00 SF/yr (NNN)
Building Size:	67,366 SF
Available SF:	2,200 - 3,600 SF

For More Information

Michael Adams, SIOR

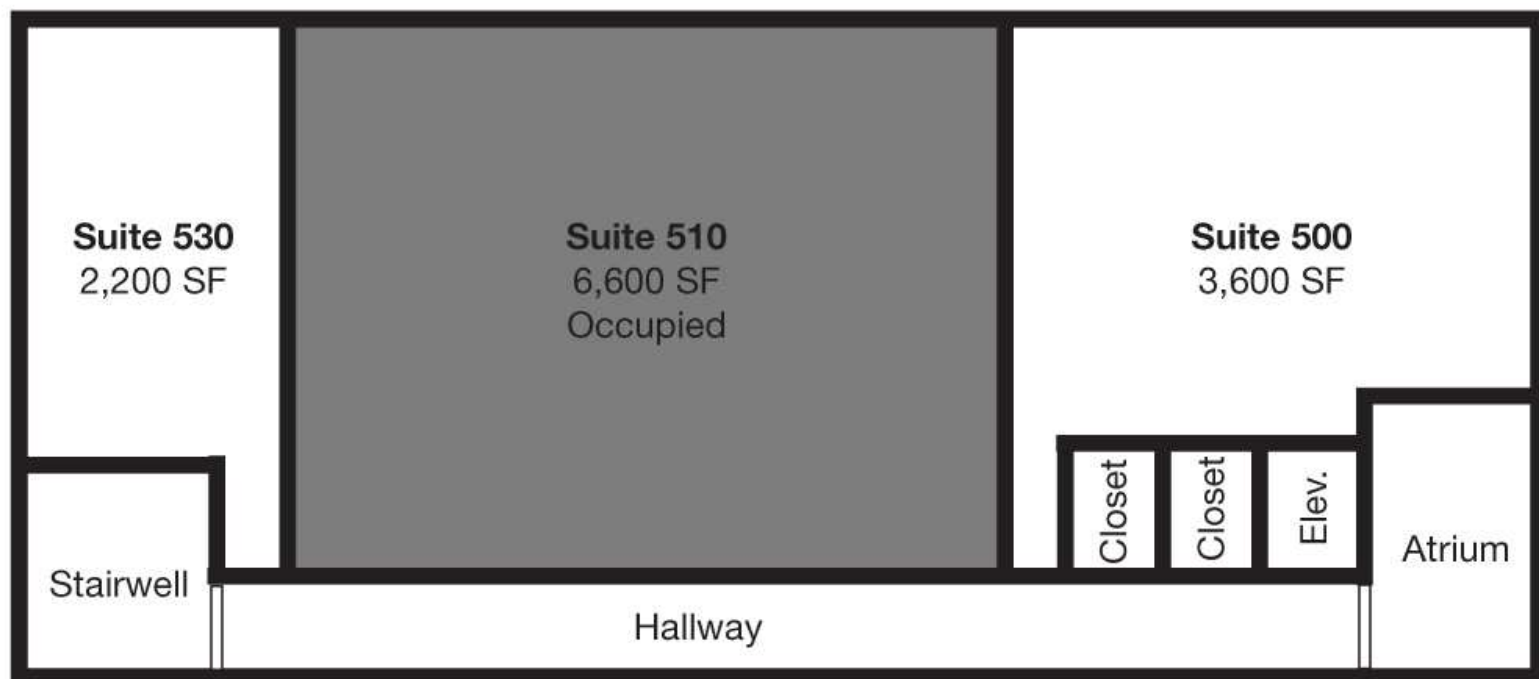
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Second Floor Plan
(not to scale)

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
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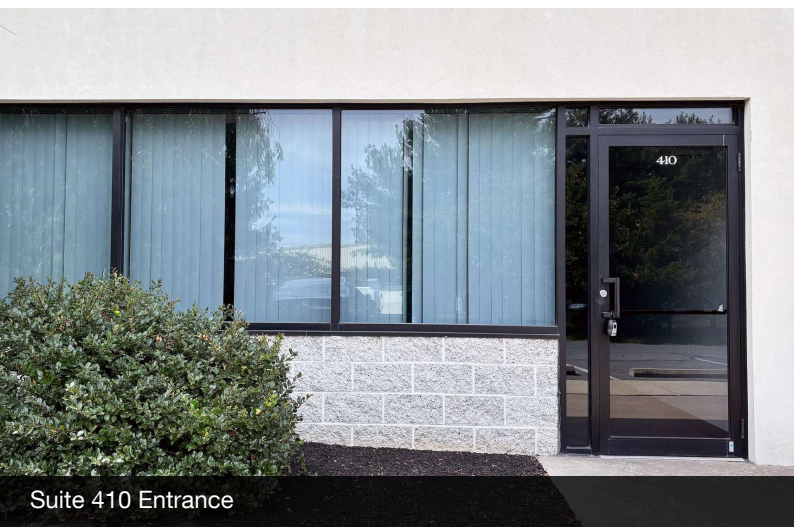
Suite 410	2,200 SF	NNN	\$11.00 SF/yr	First floor office suite with direct tenant access. Layout includes two offices, a conference room, large bullpen area for desks and private restroom. ADA accessible.
Suite 500	3,600 SF	NNN	\$11.00 SF/yr	Second floor suite for professional office tenant
Suite 530	2,200 SF	NNN	\$11.00 SF/yr	3 private offices, 1 conference room, open bullpen, private bathroom, and a kitchenette



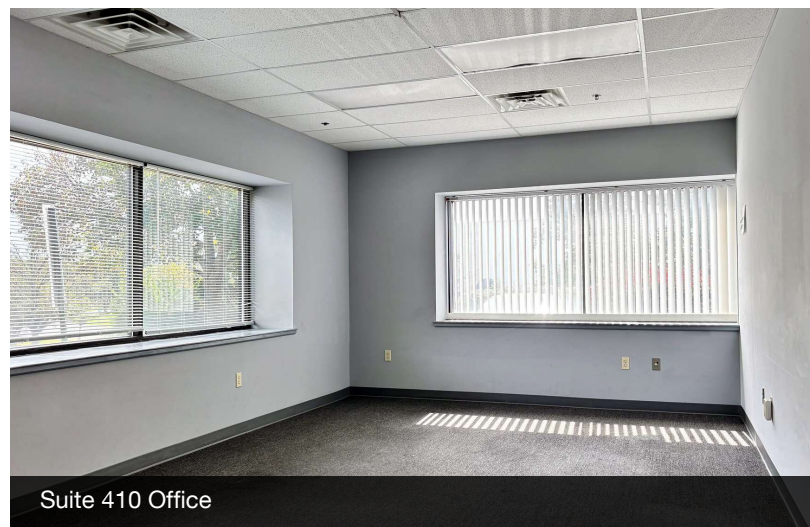
Exterior



Second Floor Lobby Area



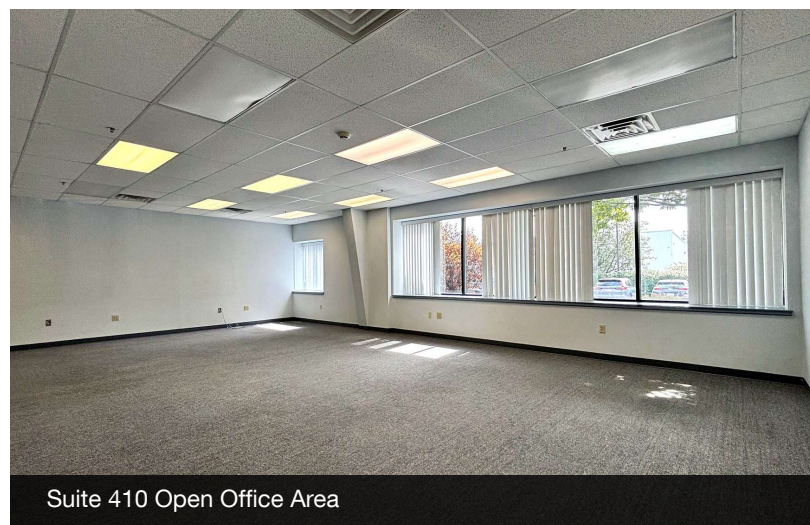
Suite 410 Entrance



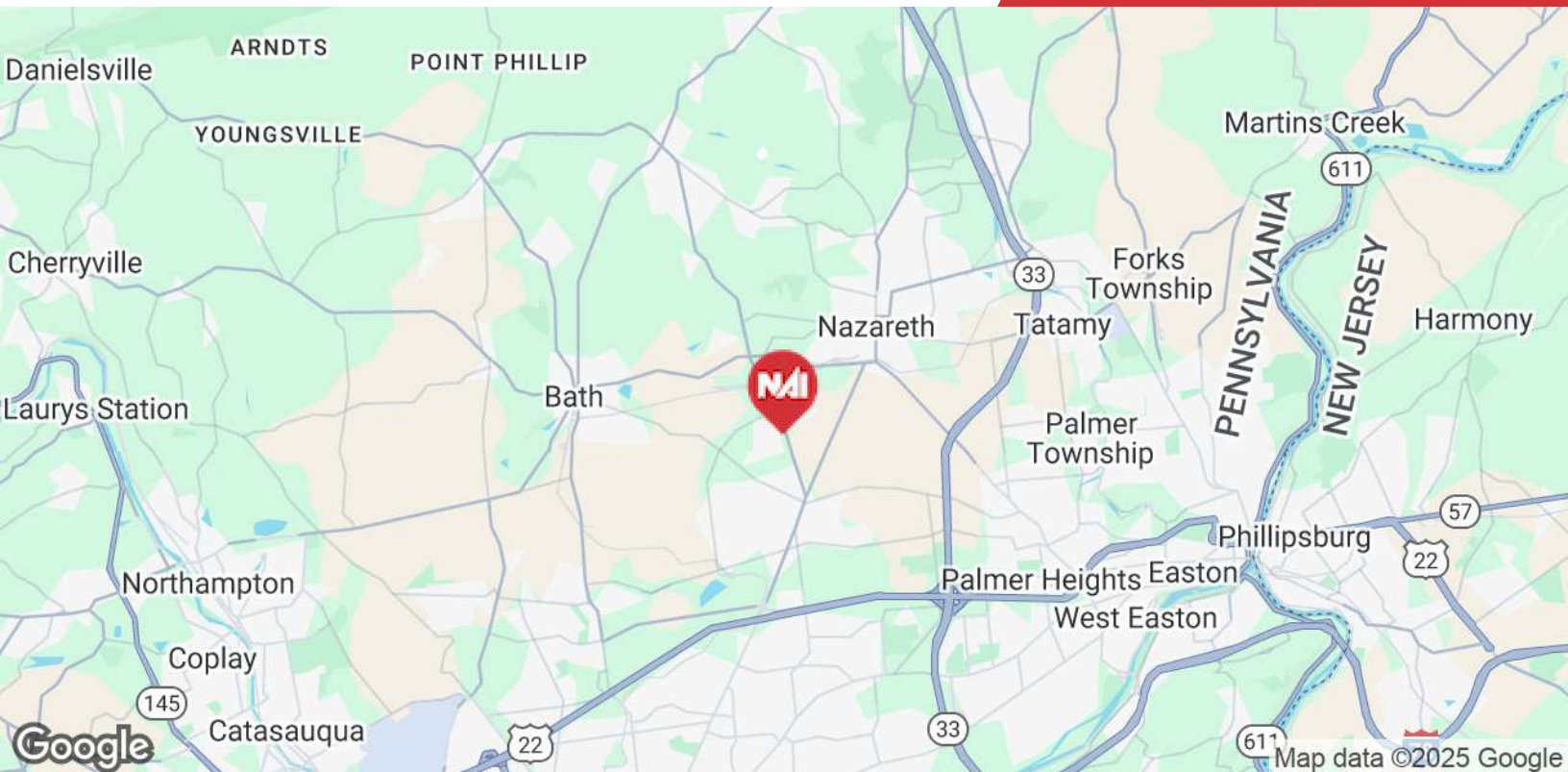
Suite 410 Office



Suite 410 Offices



Suite 410 Open Office Area



	Time	Miles
Route 22	8 min	2.9 miles
Route 33	9 min	4 miles
I-78	13 min	8.6 miles
Lehigh Valley Int'l Airport	15 min	8.9 miles
I-476	25 min	17 miles

Location Advantages

- Convenient to Routes 22 and 33
- 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, 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 maintenance services.

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