



1525 Valley Center Pkwy

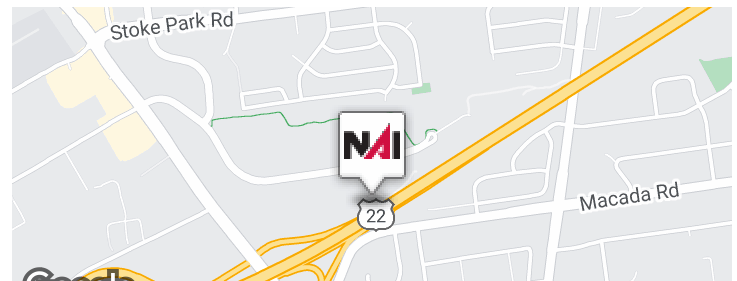
Bethlehem, Pennsylvania 18017

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

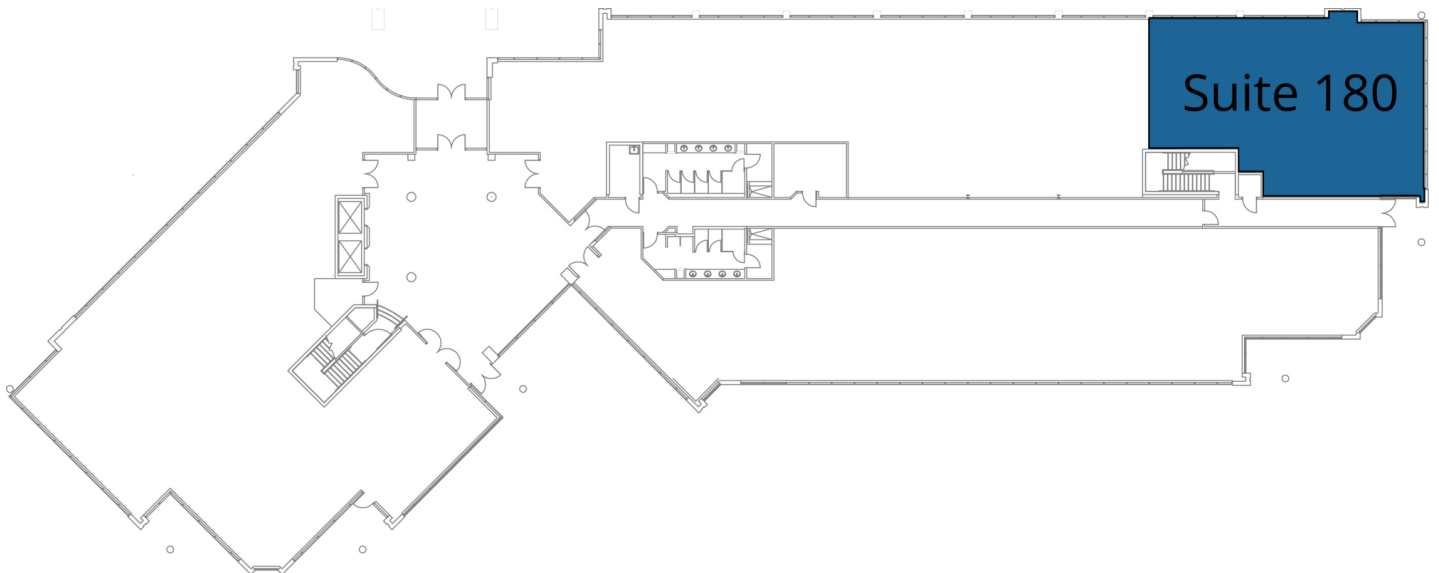
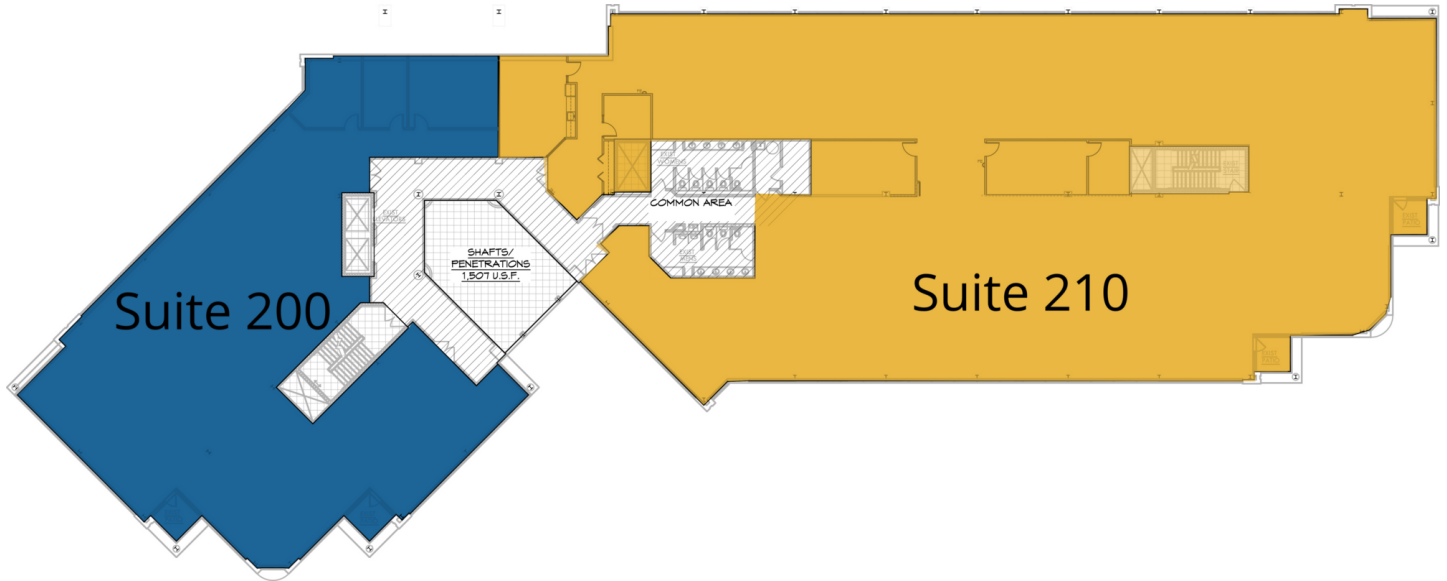
For More Information

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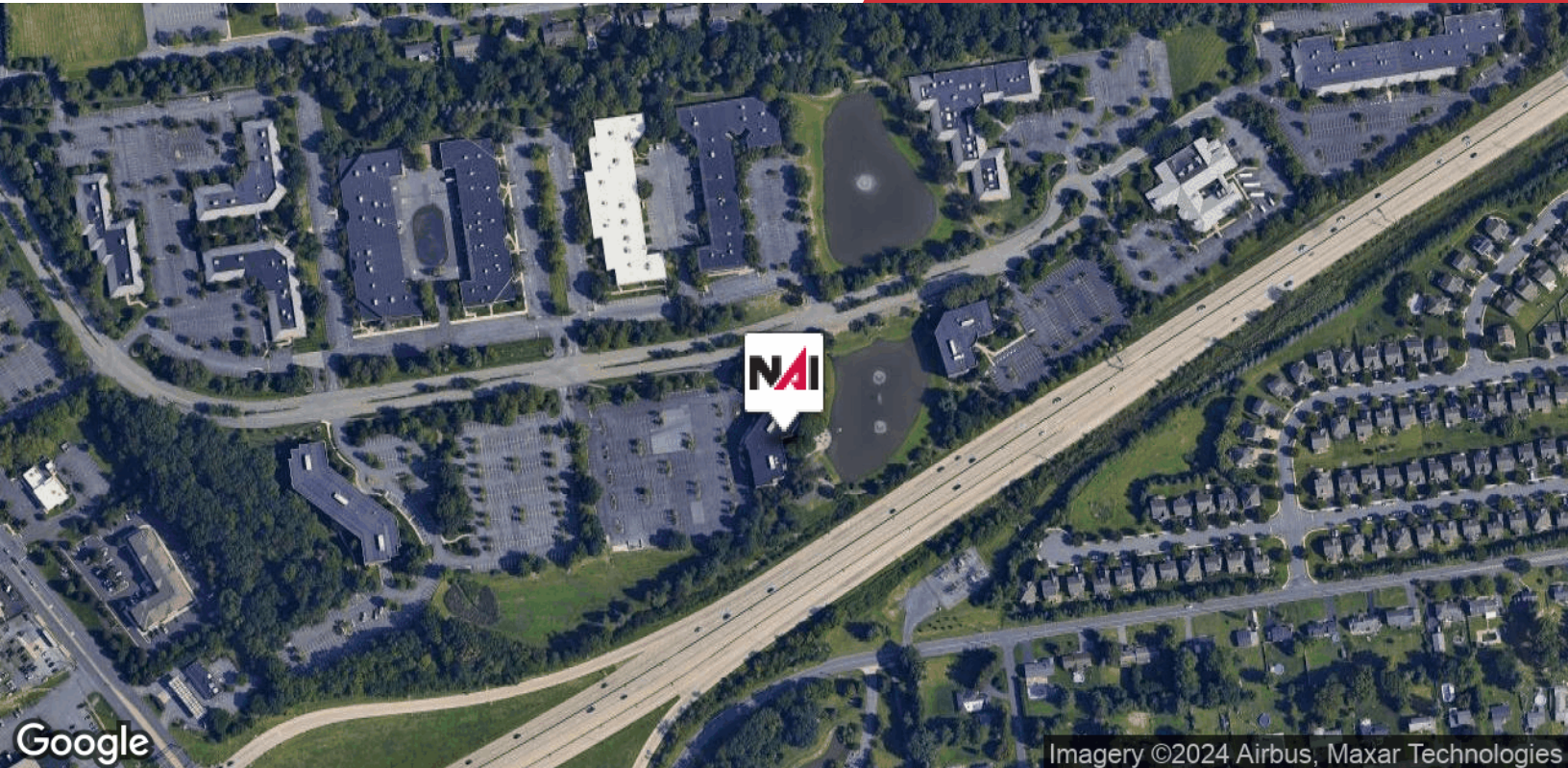
Available Suites

Suite	Size	Details
Suite 210	15,262 SF	Suite is divisible. Features open layout great for bullpen configurations, conference rooms, modern kitchen designs, plus small outdoor patio
Suite 200	6,738 SF	Features private office, open area for bullpen configurations, conference room, large breakroom, modern kitchen design, plus small outdoor patio
Suite 180	2,806 SF	Move-in ready! Features 6 private offices, lobby, conference room, and breakroom

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



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
Total Households	3,362	31,186	89,516
Total Population	7,797	74,848	233,892
Average HH Income	\$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, property management, building services, and project management.

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