



1455 Valley Center Pkwy

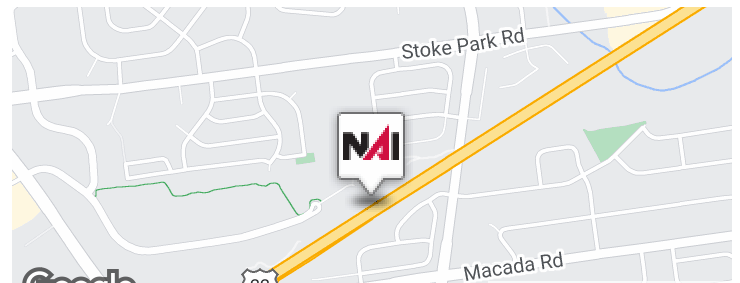
Bethlehem, Pennsylvania 18017

Property Highlights

- Located in Lehigh Valley Corporate Center
- Property Manager on Site
- Single story with direct access

Property Overview

A multi-tenant office building totaling 54,118 square feet. The single-story building strikes a professional presence with its brick and glass facade. Located adjacent to Route 22, the building is situated in the park-like campus of Lehigh Valley Corporate Center and is zoned Planned Office/Research Park. The property offers ample parking, an adjacent 2-mile walking trail, with Fiber and T-1 up to DS3 available.



Offering Summary

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	6,750 SF

For More Information

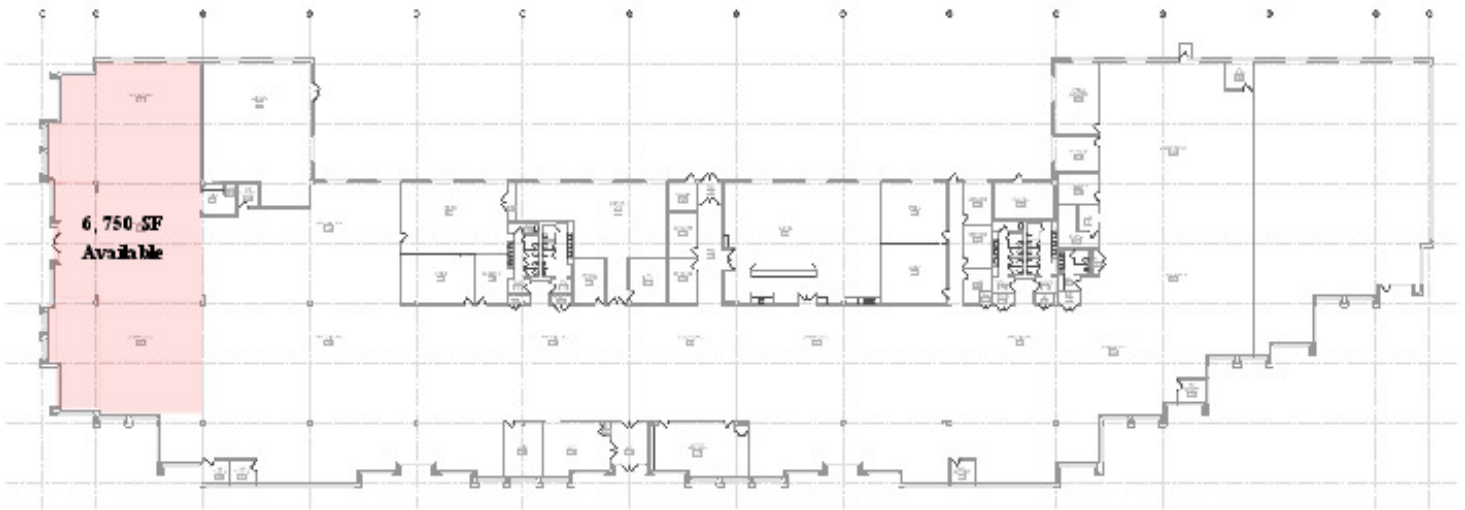
Sarah Finney Miller

O: 610 871 1719
sfinney@naisummit.com

Michael Adams

O: 610 871 1701
madams@naisummit.com





Available Spaces

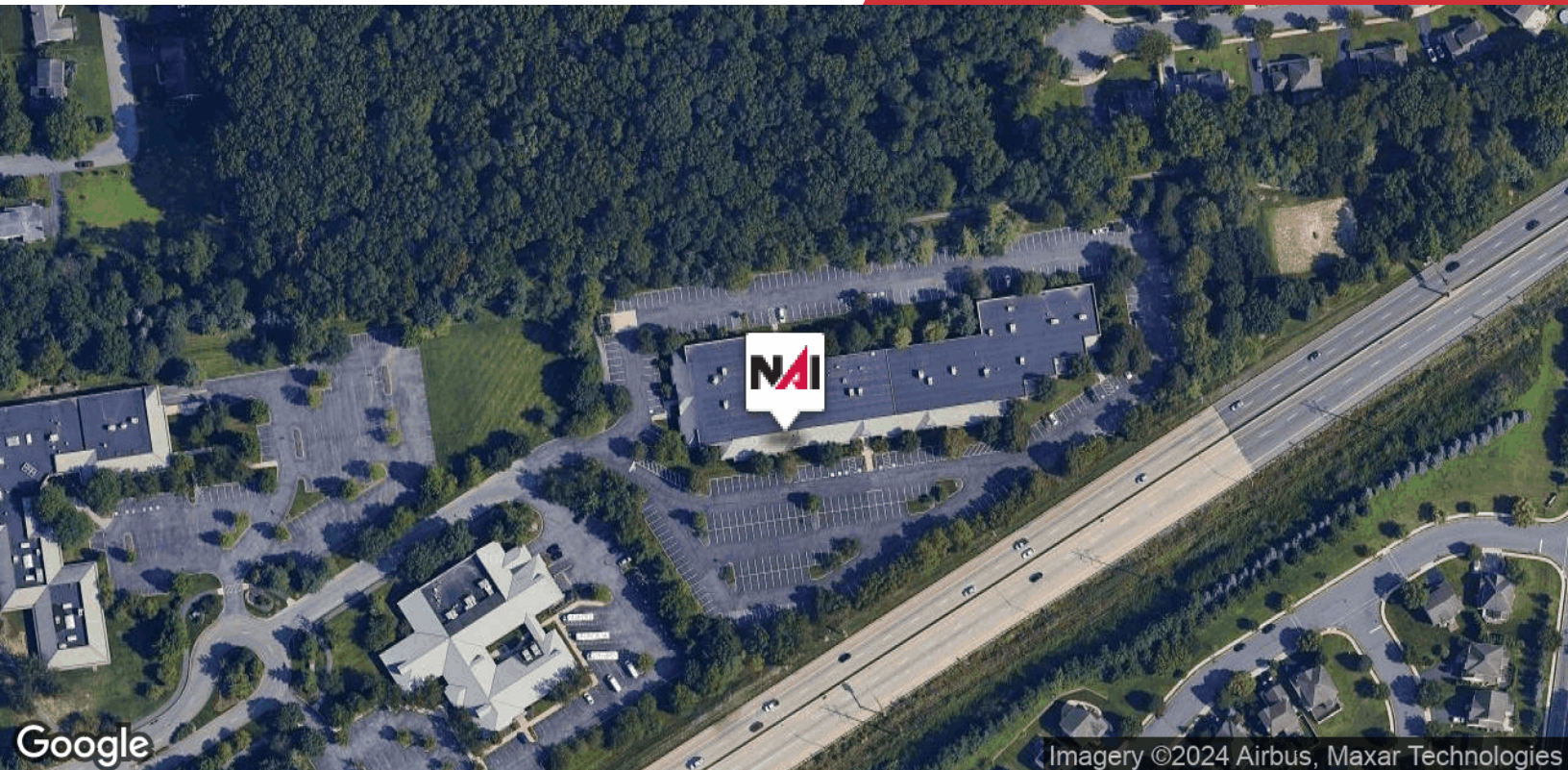
Suite	Size (SF)	Lease Type	Lease Rate	Description
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Suite 50	6,750 SF	NNN	\$16.00 SF/yr	<ul style="list-style-type: none"> • Aggressive Tenant Improvement Package • Features private entrance • Current condition is shell space ready for tenant buildout
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1620 Pond Road, Suite 150
Allentown, PA 18104
610 264 0200 tel
naisummit.com



Google

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Location Description

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	3,160	29,891	84,428
Total Population	7,527	71,370	222,705
Average HH Income	\$117,073	\$101,917	\$90,790

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.

For More Information

Sarah Finney Miller
Senior Vice President
O: 610 871 1719
sfinney@naisummit.com

Michael Adams
Senior Vice President
O: 610 871 1701
madams@naisummit.com