

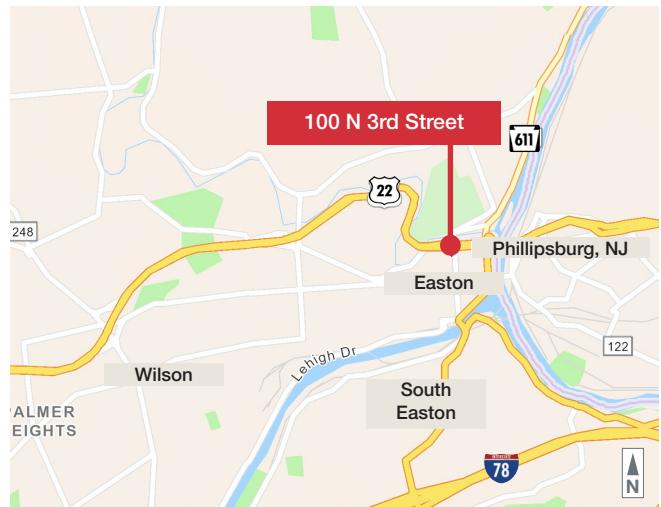


100 N. 3rd Street

Easton, Northampton County, PA

Property Features

- 649 SF & 2,000 SF office suites available
- Located in five-story, 33,336 SF professional office building at a lighted four-way intersection
- Elevator served
- Variety of parking options: on-street metered, small off-street lot, and newly built public parking garage one block away
- Excellent downtown location only two blocks from busy Easton Centre Square
- Boasts great views of Easton and Lafayette College campus
- Easy access to Routes 22 and 611
- **Lease Rate: \$13.50/SF NNN**



For more information:

Jennifer Kennedy

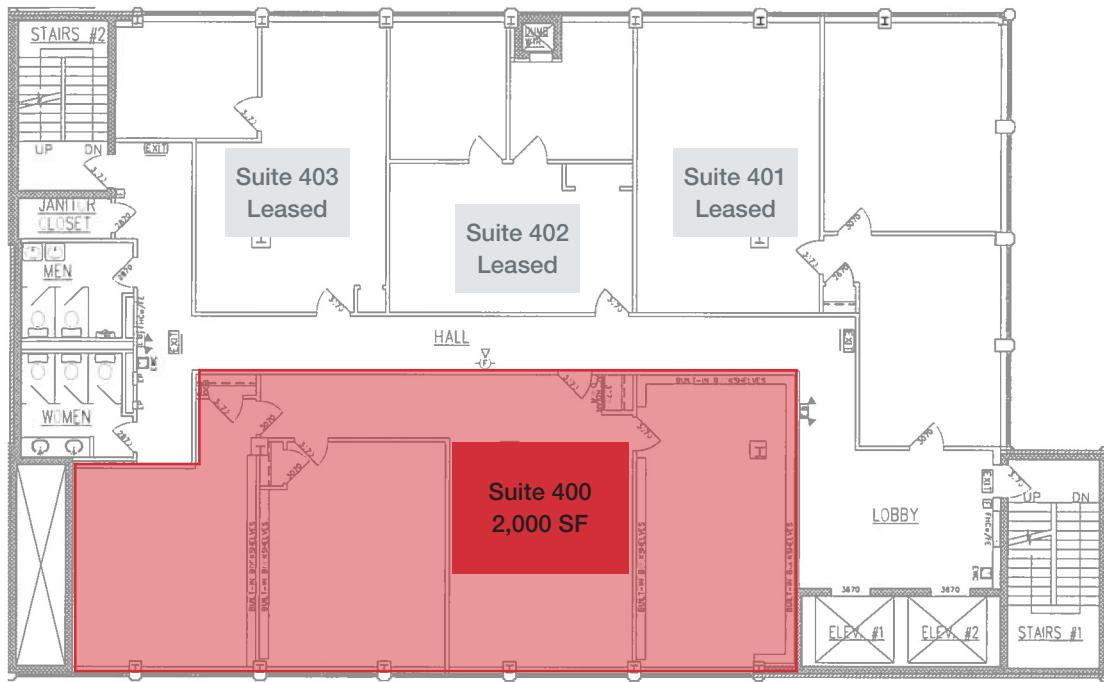
610.871.1707 | jennkennedy@naisummit.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Summit
1620 Pond Rd, Suite 150
Allentown PA 18104
610.264.0200 | naisummit.com

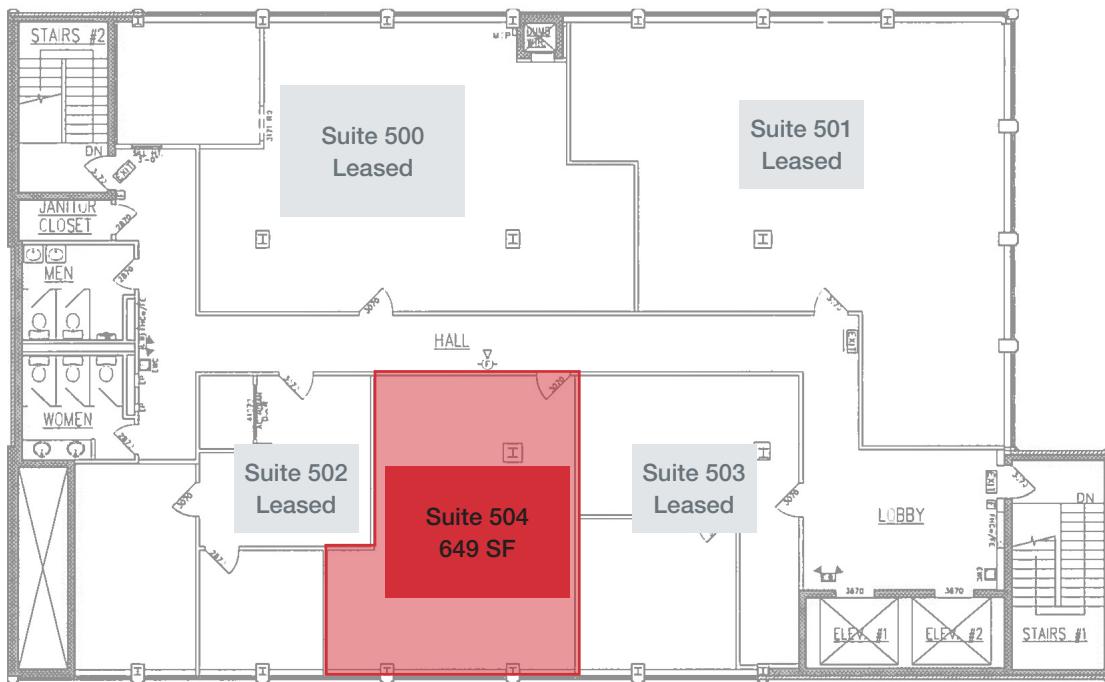
100 N. 3RD STREET **EASTON, PA**

4th Floor - Floor Plan

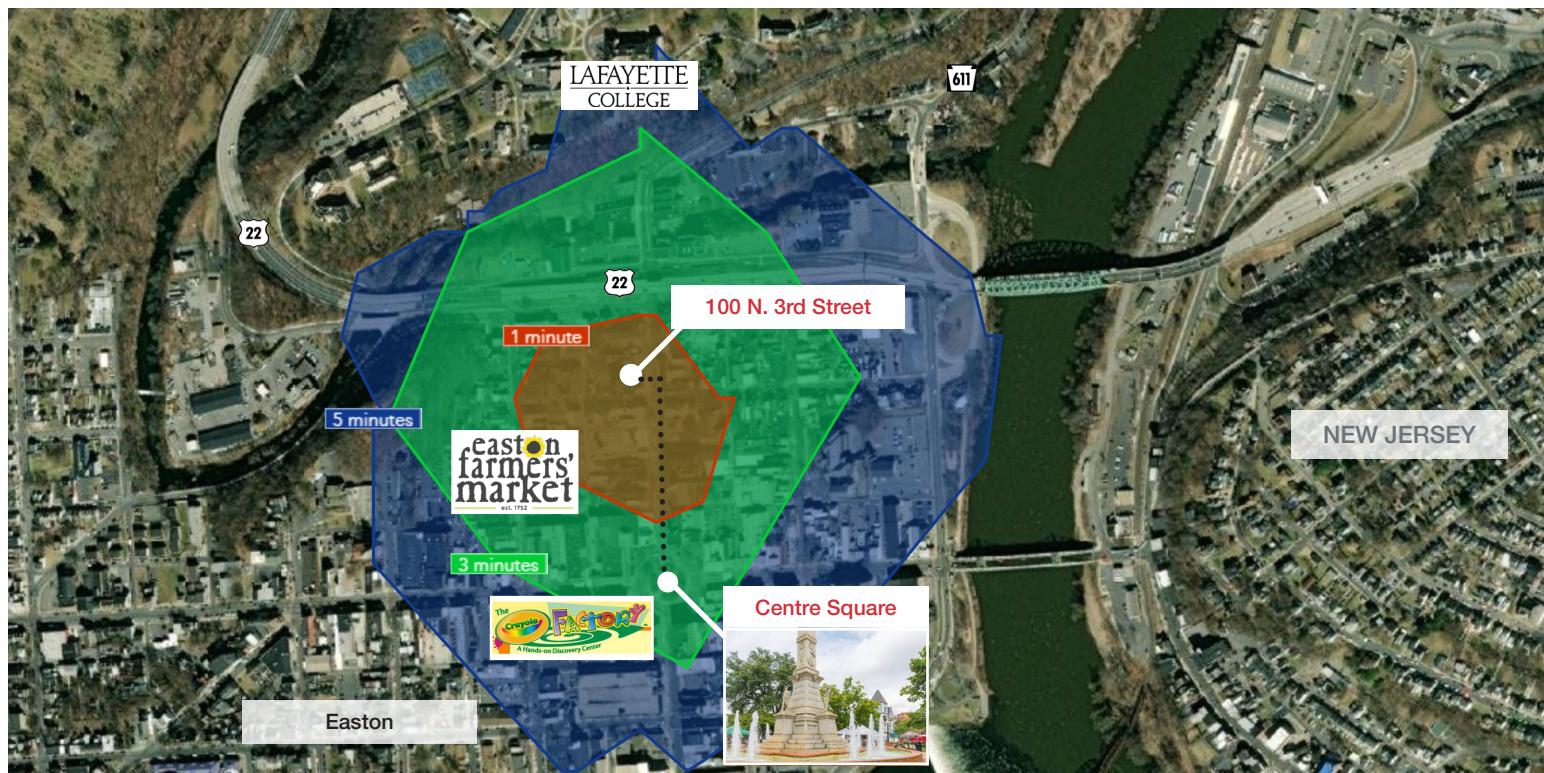


100 N. 3RD STREET **EASTON, PA**

5th Floor - Floor Plan



MAP OF WALK TIMES EASTON, PA



Area Overview

Located in the city of Easton, in a densely populated residential area with multiple future residential developments proposed or in development.

Easy access to Routes 22, 611, and the PA/NJ border.

Conveniently located two blocks from the Easton Centre Circle, putting all major restaurants, retailers, and amenities of the downtown within walking distance.

Property within proximity of Lafayette College, a liberal arts college.

AREA DEMOGRAPHICS

Key Facts	1 Min Walk	3 Min Walk	5 Min Walk
Population	270	679	1,381
Median Age	39.9	38.1	38.3
Average HH Income	\$81,232	\$78,121	\$77,442
Total Businesses	61	153	299
Total Employees	418	1,050	2,077

TRAFFIC COUNTS

Street	Distance	Cross-Street	Year	Count
Spring Garden Street	0.02	N Bank Street	2020	1,638
N 3rd Street	0.11	Church Street	2019	7,296
Centre Square	0.13	Northampton St	2017	5,994