



## 1510 Valley Center Pkwy

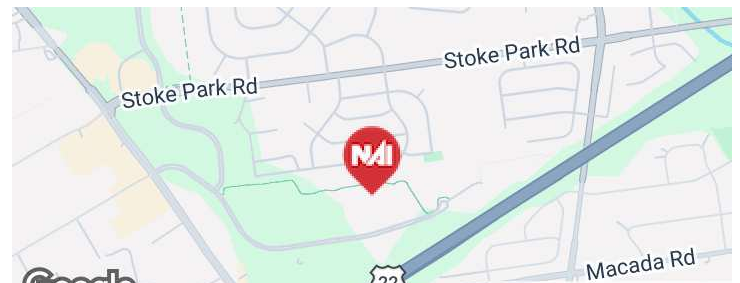
Bethlehem, Pennsylvania 18017

### Property Highlights

- Located in Lehigh Valley Corporate Center
- Property Manager on Site
- Single-story Class A Building with Direct Tenant Access

### Property Overview

A multi-tenant office building totaling 48,208 square feet zoned Planned Office/Research Park. The single-story building offers office and flex suites. The brick and glass façade creates a professional presence. Located in the park-like campus of Lehigh Valley Corporate Center, the property features professional landscaping with ponds and fountains, ample parking, an adjacent 2-mile walking trail, and available technology infrastructure features Fiber and T-1 up to DS3.



### For More Information

**Sarah Finney Miller**

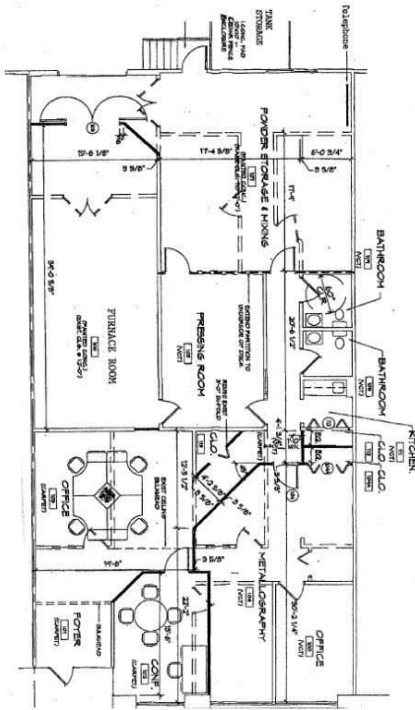
O: 610 871 1719  
sfinney@naisummit.com

**Michael Adams, SIOR**

O: 610 871 1701  
madams@naisummit.com

**Collin Holben**

O: 610 871 1691  
cholben@naisummit.com



Floor Plan Suite 150 - Flex Suite



Floor Plan Suite 240 - Office Suite



Aerial showing dock and loading areas



Suite 240 - Interior Photo

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1620 Pond Road, Suite 150  
Allentown, PA 18104  
610 264 0200 tel  
[naisummit.com](http://naisummit.com)



### Available Suites

Suite	Size (SF)	Lease Rate	Description
Suite 100-110	6,461 SF	\$14.00 SF/yr	Potential for addition of drive-in door Features large open layout rooms, multiple conference rooms, large break room, private office and storage space.
Suite 150	3,000 SF	\$11.00 - \$12.00 SF/yr	Potential for dock door. A flex space that features high ceilings, two large office areas, conference rooms, and four private offices.
Suite 240	5,853 SF	\$14.00 SF/yr	Suite is divisible. Features open reception area that connects to 2 conference rooms, the open office layout and 9 private offices overlook a pond and fountain, suite includes kitchen and breakroom with showers.



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### 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
<b>Total Households</b>	3,125	29,699	89,516
<b>Total Population</b>	7,333	70,991	233,892
<b>Average HH Income</b>	\$111,224	\$102,206	\$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, and comprehensive property management and building services.

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

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

Collin Holben  
Associate  
O: 610 871 1691  
cholben@naisummit.com