

FOR SUBLEASE

# Class A Office Space

## Suites starting at 11,000 SF

6255 STERNERS WAY, BETHLEHEM, PA



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A modern office lobby with a large white pillar, orange armchairs, and a circular recessed ceiling light. The space is bright and open, with a polished floor and wood-paneled walls.

# A Unique Workspace

INDIVIDUAL SUITES, FULL WINGS, AND FULL FLOORS AVAILABLE

Positioned in the heart of Bethlehem's thriving commercial corridor, 6255 Sterners Way offers high-quality office space ideal for both small and large corporate users. Located just north of the intersection of Routes 512 and 22, this established business destination provides convenient regional access and a professional campus environment.

This sublease opportunity includes premium on-site amenities:

- Monument signage available
- Full-service cafeteria
- Back-up generators
- On-site property management
- Integrated training center
- Staffed fitness facility with locker rooms

**Available for sublease through March 31, 2036**, this turnkey space is designed to support productivity, collaboration, and employee wellness.

# Property Features

## CLASS A BUILDING FEATURES

LEED Gold certified, ample parking, loading docks and back-up generators

## FLEXIBLE DESIGN

Suite sizes starting at 11,411 SF, flexible interior design and layouts

## AMPLE ON-SITE AMENITIES

Outdoor meeting spaces, conference rooms, fitness center, walking trail, town hall space, electric car charging stations





# An Amenity Rich Environment



## ONSITE FOOD SERVICES

Including a full-service cafeteria and third party catering for events and meetings.



## FULLY STAFFED FITNESS CENTER

With cardio and weight machines and locker rooms.



## ELECTRIC CAR CHARGING STATIONS

And plenty of parking with spaces for over 1,500 cars.



## TURNKEY - EXISTING FURNITURE AVAILABLE

Existing Teknion furniture available to subtenant.



## OUTDOOR COLLABORATIVE MEETING SPACES

And a walking trail located on the sprawling 31 acre campus.



## DIVISIBLE 250 PERSON TOWN HALL SPACE

Perfect for corporate trainings or meetings.



# Recharge Outdoors



## STEP OUTSIDE & RECHARGE

Whether it's a quick walk on the scenic trail, a team lunch on the patio, or a friendly game of frisbee, the outdoor amenities at 6255 Sterners Way are designed to promote wellness, creativity, and connection. These thoughtfully curated spaces offer a refreshing break from the desk—right on campus.

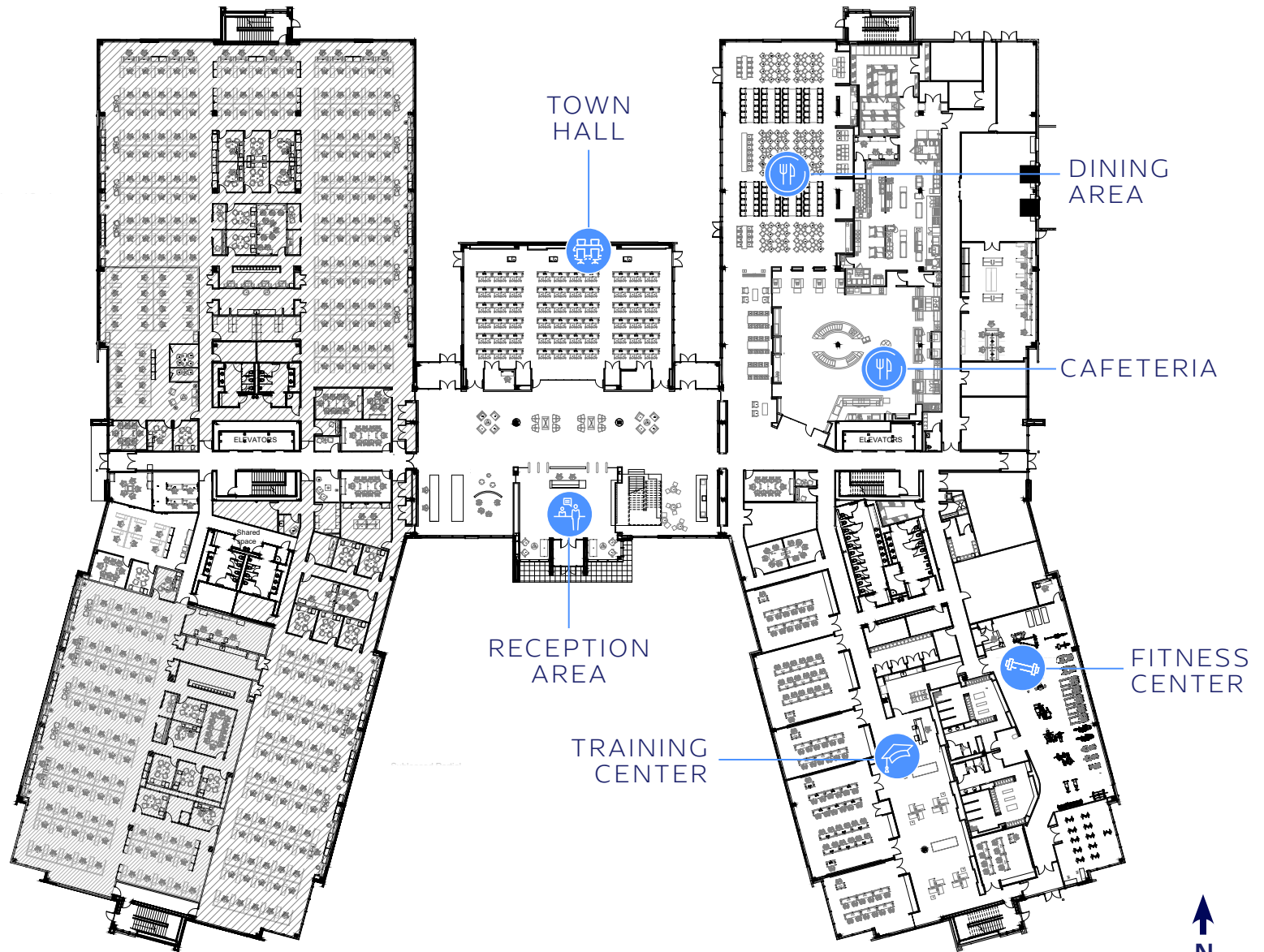
FRISBEE ZONE

OUTDOOR PATIO

WALKING TRAIL



# Amenities

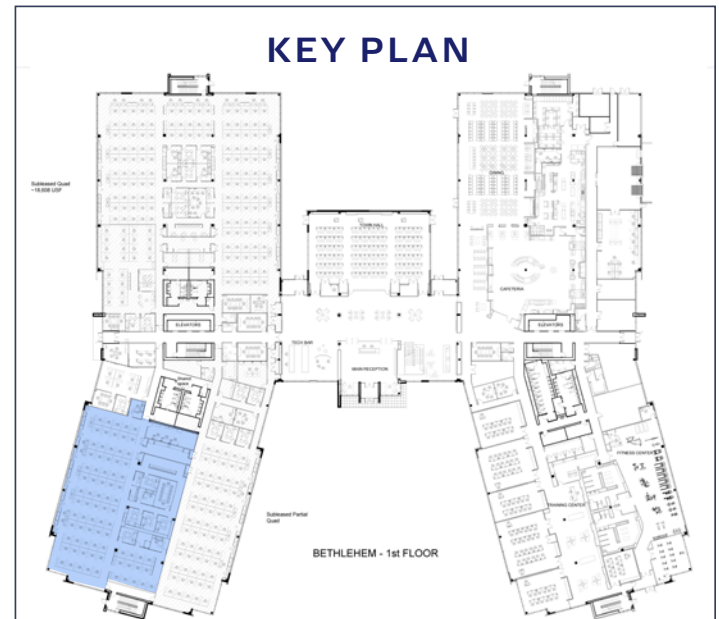


# First Floor

11,411 SF SUITE



- 78 WORKSTATIONS
- 7 MEETING ROOMS
- 1 LARGE CONFERENCE ROOM

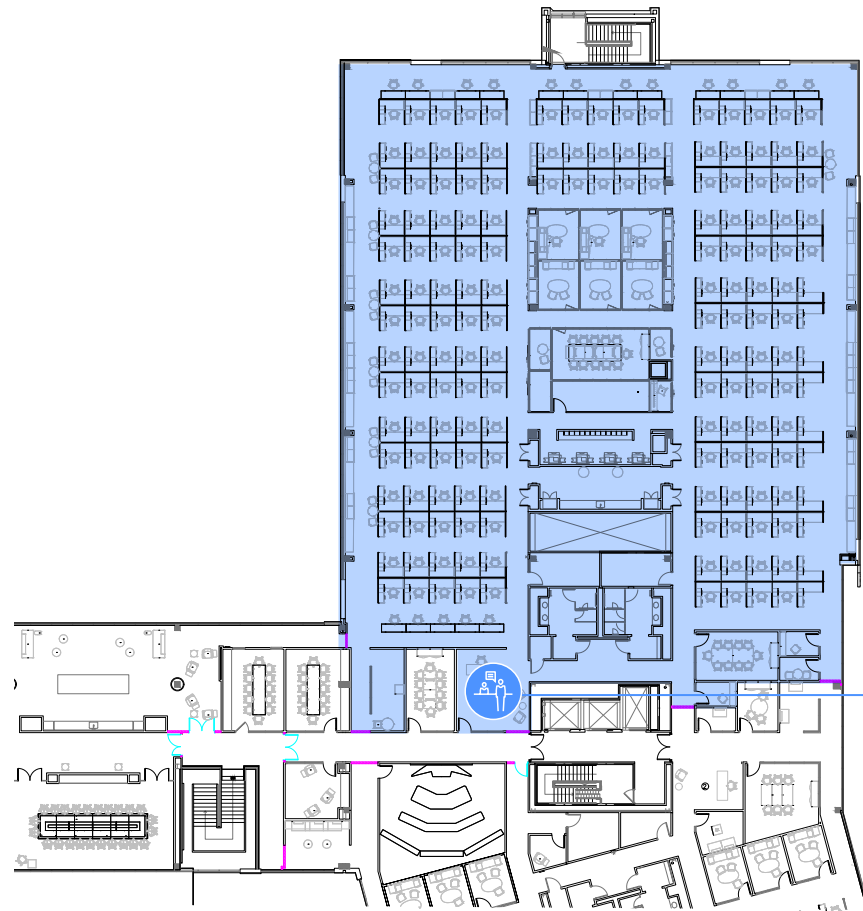


# Third Floor - Division

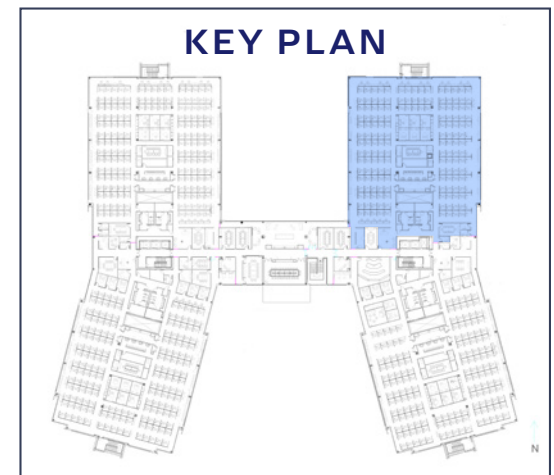
21,612 RSF



- 155 WORKSTATIONS
- 7 MEETING ROOMS
- 2 LARGE CONFERENCE ROOMS



PROPOSED  
TENANT  
RECEPTION  
AREA

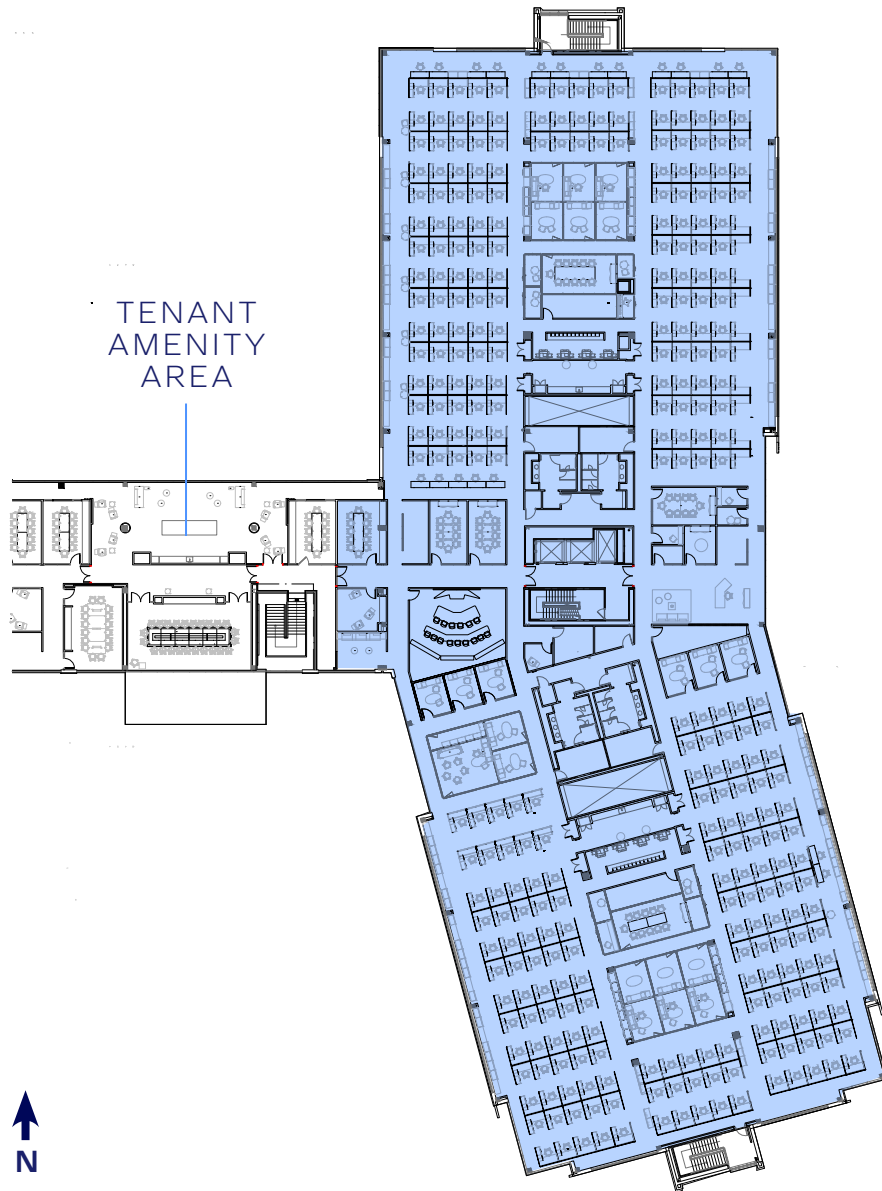


KEY PLAN

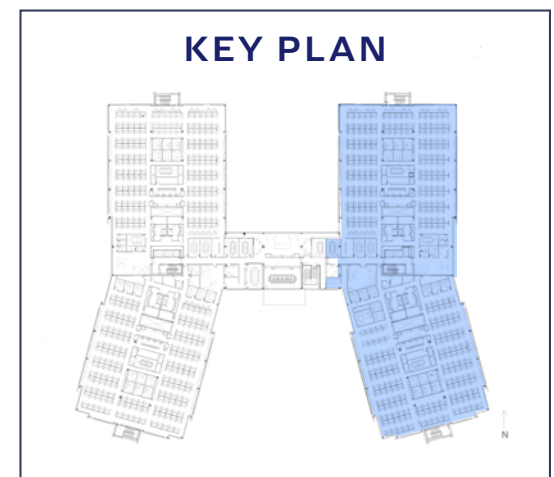


# Third Floor - Proposed Division

48,252 RSF

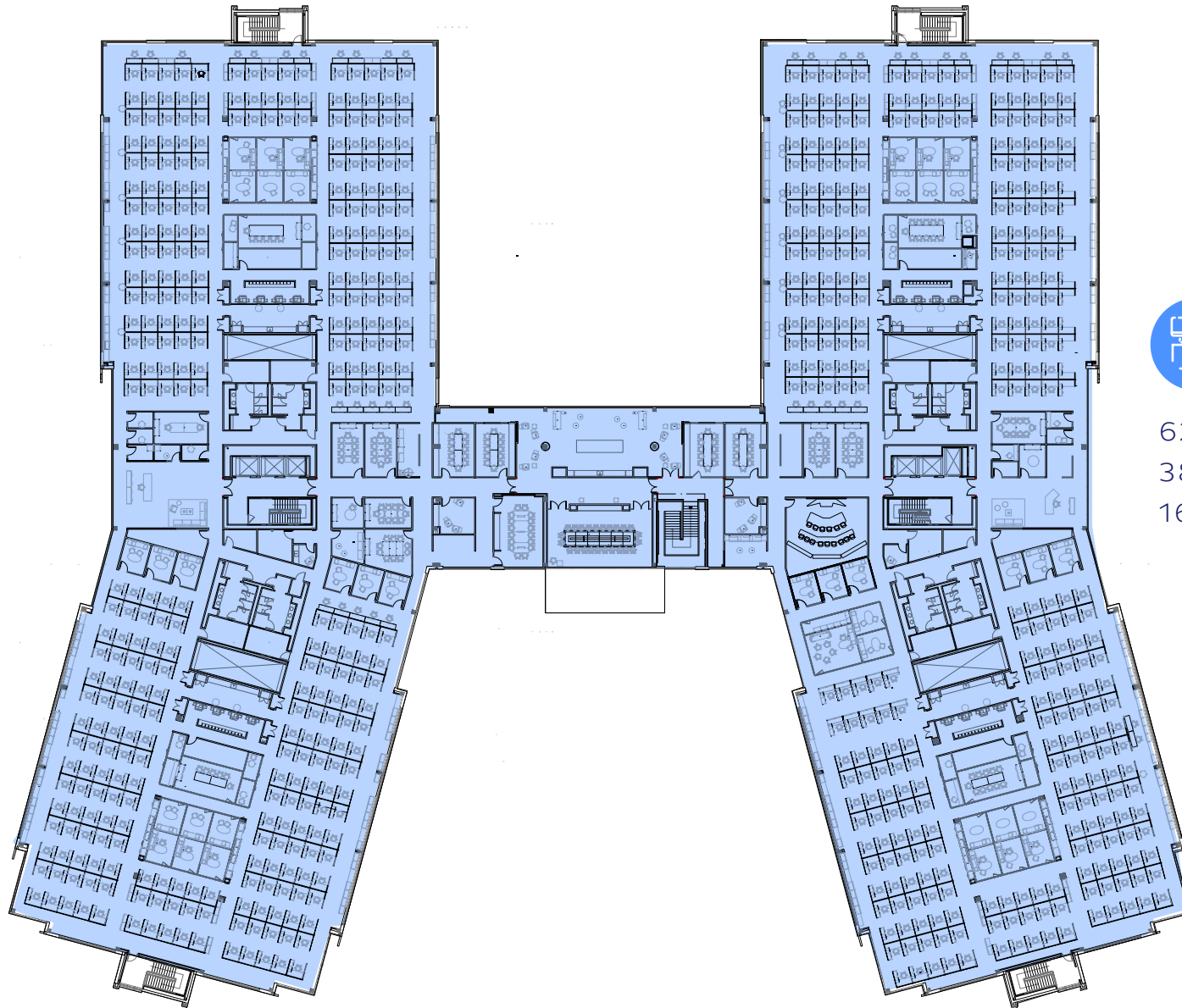


- 310 WORKSTATIONS
- 18 MEETING ROOMS
- 3 LARGE CONFERENCE ROOMS



# Third Floor - Full Floor

101,862 RSF



620 WORKSTATIONS  
38 MEETING ROOMS  
16 LARGE CONFERENCE ROOMS



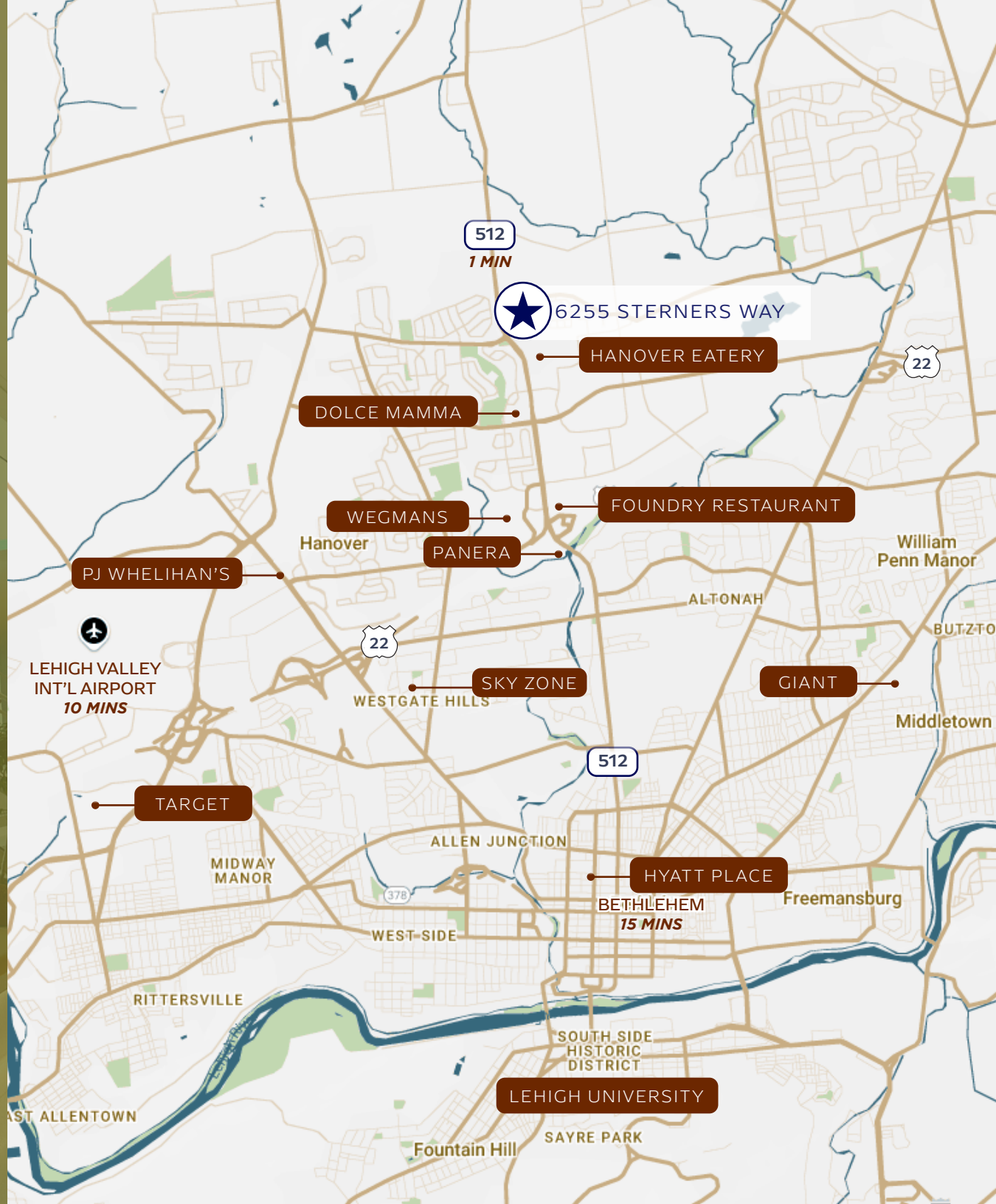
# The Heart of Everything

1 MINUTE  
to Route 512

10 MINUTES  
to Lehigh Valley International Airport

15 MINUTES  
to downtown Bethlehem

30+ RESTAURANTS  
in a 1 mile radius





cafe







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