



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.

Spaces

Suite 50

Lease Rate

\$16.00 SF/yr

Space Size

6,750 SF

Suite 200

\$14.00 SF/yr

20,275 - 27,418 SF

Suite 7,143 SF

\$14.00 SF/yr

7,143 - 27,418 SF

For More Information

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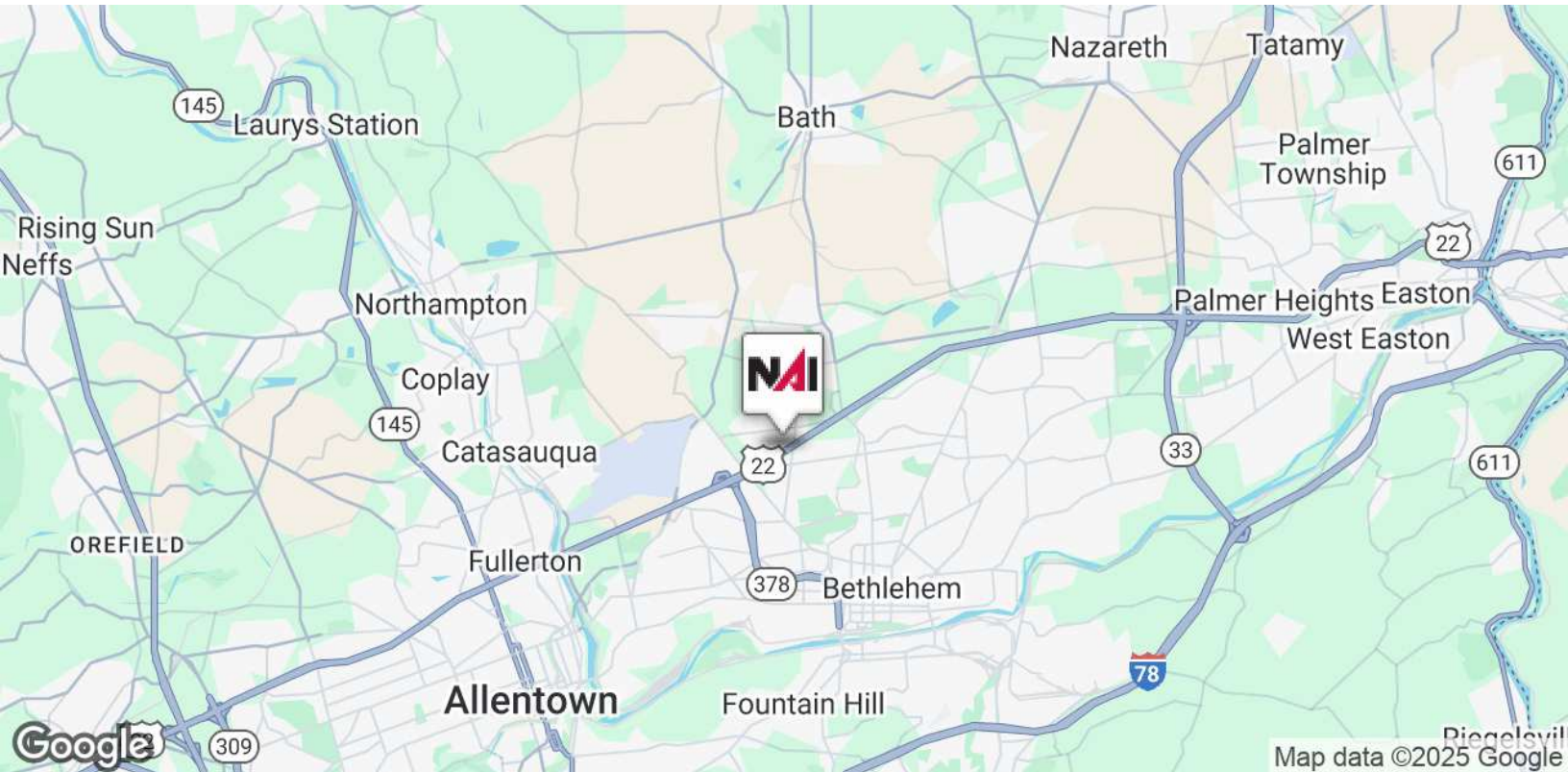


Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,750 - 27,418 SF	Lease Rate:	\$14.00 - \$16.00 SF/yr

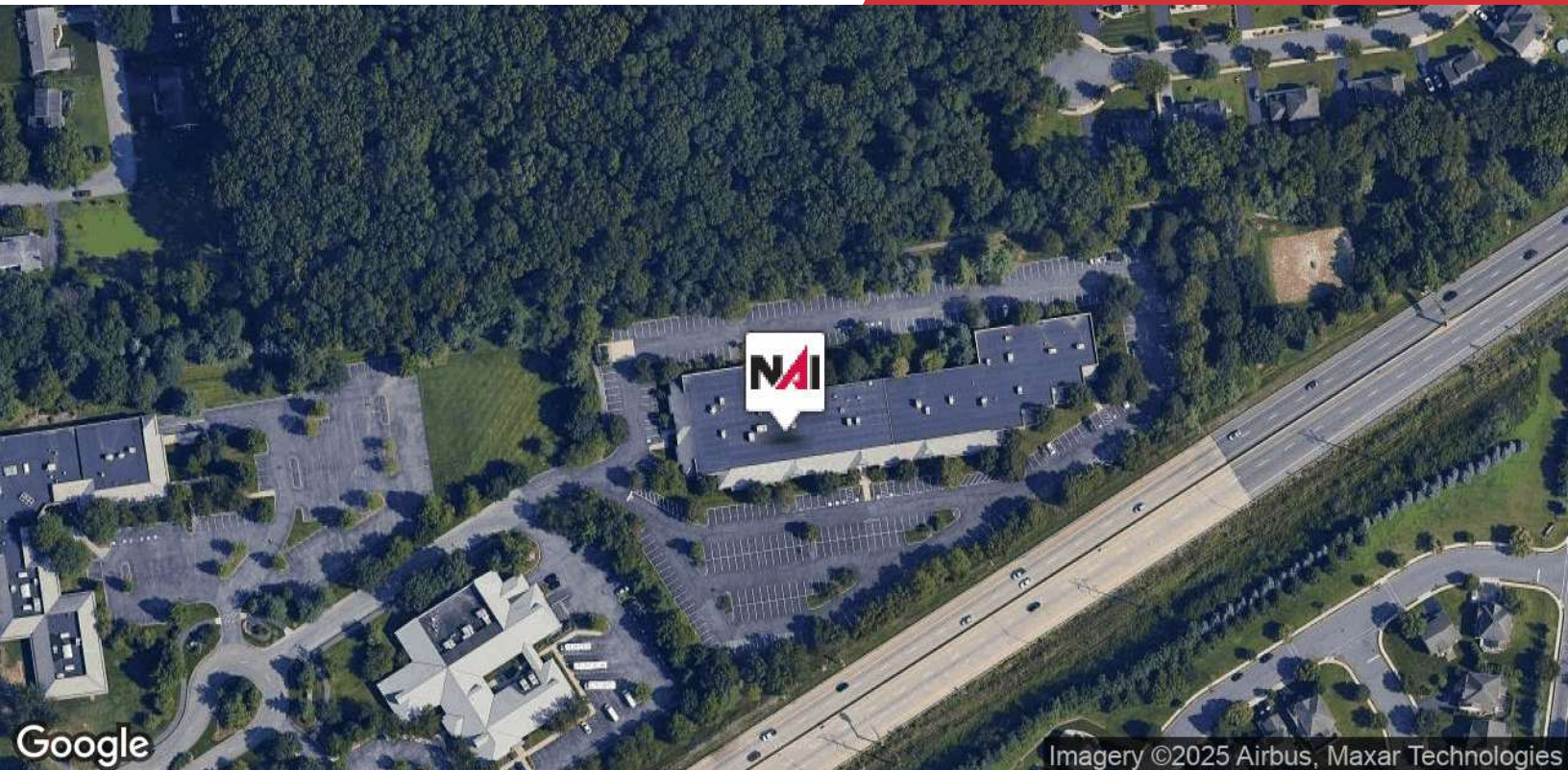
Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
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
Suite 200	20,275 - 27,418 SF	NNN	\$14.00 SF/yr	Single floor office suite with private entrances. Great facility for any professional office or medical tenant. Availability in 30 days.
Suite 7,143 SF	7,143 - 27,418 SF	NNN	\$14.00 SF/yr	Single floor office suite with private entrance.



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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.

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