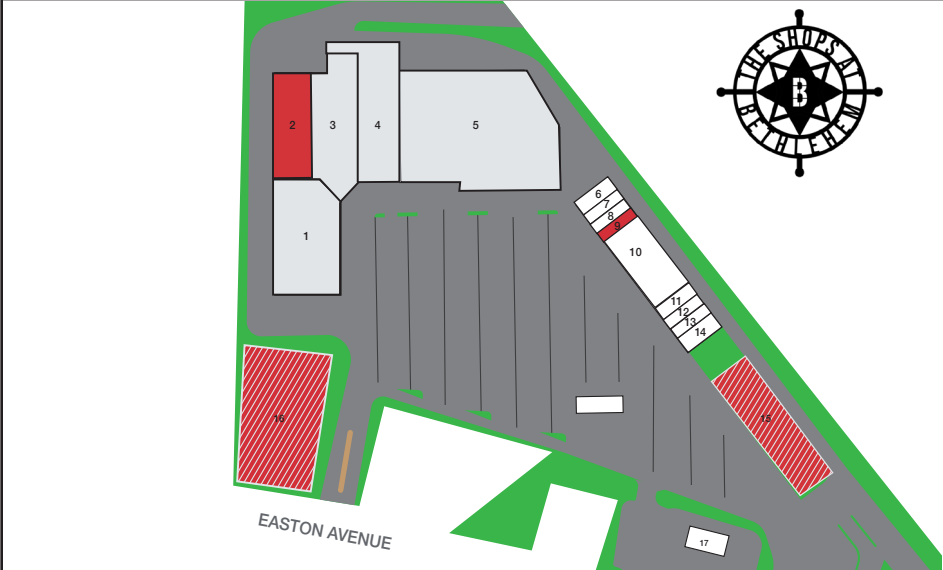


FEATURED LISTINGS

The Shops at Bethlehem | Bethlehem, Northampton County, PA



Retail Pad Sites

Two pad sites available for ground lease for retailers in search of a great Bethlehem location. Situated along busy Easton Avenue with excellent demographics, visibility, and traffic counts. Join Giant Grocery, Petco, and other local retailers in this busy center.

Call for lease rate details

Jennifer Kennedy
610.871.1707
jennkennedy@naisummit.com

5018 Medical Center Circle | Allentown, Lehigh County, PA

For Lease

Second floor office suite ready for tenant improvements, Class A facility, ample parking, lots of area amenities, great visibility, convenient to Routes 309/I-78 and 22.

Call for lease rate details

Mike Adams
610.871.1701
madams@naisummit.com

Sarah Finney Miller
610.871.1719
sfinney@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

INDUSTRIAL / WAREHOUSE / FLEX



PROPERTY NAME 164 Seneca Road

ADDRESS 164 Seneca Road

CITY Lehighton

SALE/LEASE Lease

AVAILABLE SF 20,000 SF

BUILDING SF ±32,000 SF

LEASE RATE Call for details

FEATURES Extensive recent renovations, new propane warehouse heaters, newly finished office area, 9.25 acres, outside storage, two 3-ton cranes, two dock doors, six drive-ins, 20'-24' clear height, 2500 amp, 480v, heavy power, building can be expanded, utilities well water, septic, propane

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME 2670 Lehigh Street

ADDRESS 2670 Lehigh Street

CITY Whitehall

SALE/LEASE Lease

AVAILABLE SF 3,000 SF

BUILDING SF 12,000 SF

LEASE RATE \$12.00/SF NNN

FEATURES Available January 2024, flex space in industrial park, comprised of 1,500 SF office and 1,500 SF fully air-conditioned warehouse, reception area, four private offices, conference room, kitchenette, dock door for deliveries, ideal for laboratory, storage, or fabrication, easy access to Routes 22, 33, and I-78

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME Edgewood Avenue

ADDRESS Edgewood Ave & Bushkill Dr

CITY Easton

SALE/LEASE Lease

AVAILABLE SF ±102,000 SF

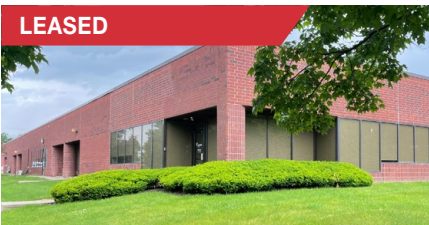
BUILDING SF ±102,000 SF

LEASE RATE \$4.25/SF NNN

FEATURES Multiple flex buildings for lease, 8.9 acres situated on Bushkill Creek, open floor plans, 12' ceilings, sprinklers, freight and passenger elevators, currently occupied, well-maintained, on-site parking, minutes to Routes 22, 33, 611, and downtown Easton

CONTACT Matt Sprung 610.871.1721

LEASED



PROPERTY NAME 881 Marcon Blvd

ADDRESS 881 Marcon Blvd

CITY Allentown

SALE/LEASE Lease

AVAILABLE SF ±10,635 SF

BUILDING SF 30,663 SF

LEASE RATE Call for details

FEATURES Flex space available in LV Executive Campus, includes conditioned warehouse area, 14' ceilings, 3-phase power, one dock door, adaptive use for light manufacturing, life science, packaging, office and more, multiple exterior private entrances, ample parking, convenient to Rte 22 and Airport Rd

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME 2800 Baglyos Circle

ADDRESS 2800 Baglyos Circle

CITY Bethlehem

SALE/LEASE Lease

AVAILABLE SF 16,000-41,000 SF

BUILDING SF 86,000 SF

LEASE RATE \$12.00/SF NNN

FEATURES One space of 25,000 SF split equally between office & warehouse space with one dock door, 20' ceilings, second space of 16,000 SF warehouse with two dock doors available Dec 2023, office area is open floor plan, fully sprinklered, public utilities, zoned office/light industrial, near Routes 33, 22, I-78

CONTACT Mike Adams 610.871.1701



PROPERTY NAME 4444 Innovation Way

ADDRESS 4444 Innovation Way

CITY Allentown

SALE/LEASE Lease

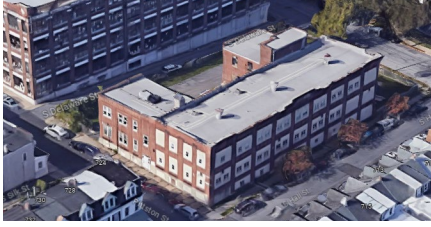
AVAILABLE SF 11,790 SF

BUILDING SF 200,000 SF

LEASE RATE \$12.00/SF NNN

FEATURES 11,790 SF space with flex conversion opportunity, 3-phase power, 12-20' clear ceiling height, potential for single drive-in door, Class A building, ample parking, convenient location near LV Int'l Airport and Route 22

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME 735-745 Pittston Street

ADDRESS 735-745 Pittston Street

CITY Allentown

SALE/LEASE Lease

AVAILABLE SF 8,000-16,000 SF

BUILDING SF 25,155 SF

LEASE RATE \$5.75/SF NNN

FEATURES Three-story industrial building, elevator served, sprinkler system, public water and sewer, Zoned I2-Limited Industrial District, truck loading, many upgrades including painting of building, white boxing of spaces, and new LED lights, parking lot repairs planned, accessible via I-78

CONTACT Mike Adams 610.871.1701



RENDERING

PROPERTY NAME 2843 Mitchell Avenue

ADDRESS 2843 Mitchell Avenue

CITY Allentown

SALE/LEASE Lease

AVAILABLE SF 20,000 SF

BUILDING SF 70,000 SF

LEASE RATE Call for details

FEATURES Construction begins Q3 2023, anticipated delivery date Q3 2024, set on 6.88 acres, 35' ceilings, 8" concrete slab, 2 drive-in loading docks, 4 drive-up tailgate docks, heavy power, all utilities, fully sprinklered, easy access to Route 309 & I-78

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PRICE REDUCED

RENDERING

PROPERTY NAME 1001 Glenlivet Drive

ADDRESS 1001 Glenlivet Drive

CITY Allentown

SALE/LEASE Both

AVAILABLE SF 39,827 SF

BUILDING SF 39,827 SF

PRICE/RATE Call for details

FEATURES New construction, plans approved for warehouse development, 4.13 acres, 5 loading docks, 2 trailer storage, 25 parking spaces, frontage on Route 100, zoned light industrial, great location for distribution, assembly, light manufacturing, or life science users, easy access to I-78 and I-476

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME 119 Technology Drive

ADDRESS 119 Technology Drive

CITY Bethlehem

SALE/LEASE Lease

AVAILABLE SF 20,000-48,000 SF

BUILDING SF 48,000 SF

LEASE RATE Call for details

FEATURES Industrial research and development facility, includes office, finished clean rooms and warehouse, multiple backup generators, 18'-22' ceiling height, 3 dock doors, maintenance shop, multiple corporate neighbors, two ingress and egress, excellent access to main highways

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



PROPERTY NAME 1555 Spillman Drive

ADDRESS 1555 Spillman Drive

CITY Bethlehem

SALE/LEASE Lease

AVAILABLE SF 61,032 SF

BUILDING SF 61,032 SF

LEASE RATE Call for details

FEATURES Flex space, one dock door, potential conversion for additional dock doors, newly renovated, contiguous and divisible, on-site cafeteria, 24-hour secure access, on-site data center, UPS battery backup, multiple backup generators, served by LANTA bus routes, near Route I-78

CONTACT Kelly Berfield 610.871.1683 Jennifer Kennedy 610.871.1707



PROPERTY NAME 1006 Hanover Avenue

ADDRESS 1006 Hanover Avenue Unit 1B

CITY Allentown

SALE/LEASE Lease

AVAILABLE SF 14,007 SF

BUILDING SF 50,000 SF

LEASE RATE \$6.00/SF NNN

FEATURES Warehouse/flex space, ceiling clear height 18', two drive-in doors, small office area, enclosed space with metal canopy & exterior overhead door access, zoned B-3, sprinklers, public water/sewer

CONTACT Matt Sprung 610.871.1721

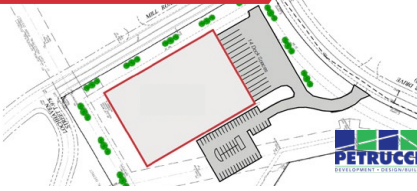
INDUSTRIAL/WAREHOUSE/FLEX (continued)



| | |
|---------------|--------------------|
| PROPERTY NAME | 6333 Winside Drive |
| ADDRESS | 6333 Winside Drive |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| AVAILABLE SF | 3,200 |
| BUILDING SF | 11,400 |

| | |
|------------|--|
| LEASE RATE | \$8.00/SF NNN |
| FEATURES | Ready for immediate occupancy, industrial warehouse, one dock door, one drive-in, 14' clear ceiling height, 3-phase power, located in industrial park, convenient to Routes 22 & 512, minutes to Lehigh Valley International Airport |
| CONTACT | Mike Adams 610.871.1701, Sarah Finney 610.871.1719 |

BUILD-TO-SUIT



| | |
|---------------|-------------------------|
| PROPERTY NAME | 1050 Mill Road |
| ADDRESS | 1050 Mill Road |
| CITY | Allentown |
| SALE/LEASE | Lease |
| AVAILABLE SF | 70,000 SF Build to Suit |
| BUILDING SF | 70,000 SF Build to Suit |

| | |
|------------|---|
| LEASE RATE | Call for details |
| FEATURES | Opportunity for build-to-suit industrial building up to 70,000 SF or outdoor storage facility, 8.5 acre site in professional business park with multiple corporate neighbors, light industrial zoning, conveniently located right off Route 100 with easy access to Route 22/I-78 |
| CONTACT | Mike Adams 610.871.1701, Sarah Finney 610.871.1719 |

UNDER AGREEMENT



| | |
|---------------|------------------|
| PROPERTY NAME | 65 Willow Street |
| ADDRESS | 65 Willow Street |
| CITY | Kutztown |
| SALE/LEASE | Sale |
| AVAILABLE SF | ±7,500 SF |
| BUILDING SF | ±7,500 SF |

| | |
|------------|---|
| SALE PRICE | \$795,000 |
| FEATURES | Vacant building, zoned heavy industrial, four overhead doors, ±1,200SF office space, outdoor storage, 220v, oil heat, potential for building expansion, 0.92 acre lot, variety of permitted uses including manufacturing, assembly/packing of products, distribution centers, minutes to US 222 |
| CONTACT | Mike Adams 610.871.1701, Sarah Finney 610.871.1719 |



| | |
|---------------|-------------------------|
| PROPERTY NAME | 1210-1236 Sesqui Street |
| ADDRESS | 1210 Sesqui Street |
| CITY | Allentown |
| SALE/LEASE | Both |
| AVAILABLE SF | ±80,000 SF |
| BUILDING SF | ±80,000 SF |

| | |
|------------|---|
| PRICE/RATE | \$9,200,000 / Call for details |
| FEATURES | Industrial/warehouse building, 2400 amps 480v 3-phase heavy power, 100% standard wet sprinklers, LED lighting, front warehouse is 38,000 SF, clear height 12', 12 docks with levelers, rear warehouse is 42,000 SF, clear height 20', one drive-in door, minutes to Routes I-78, 398, 476 |
| CONTACT | Mike Adams 610.871.1701, Sarah Finney 610.871.1719 |

BACK ON THE MARKET



| | |
|---------------|----------------------|
| PROPERTY NAME | 119 Technology Drive |
| ADDRESS | 119 Technology Drive |
| CITY | Bethlehem |
| SALE/LEASE | Sale |
| AVAILABLE SF | 48,000 SF |
| BUILDING SF | 48,000 SF |

| | |
|------------|--|
| SALE PRICE | \$6,950,000 |
| FEATURES | BACK ON THE MARKET! Industrial research and development facility, includes office, finished clean rooms and warehouse, multiple backup generators, 18'-22' ceiling height, 3 dock doors, multiple corporate neighbors, two ingress and egress, excellent access to main highways |
| CONTACT | Mike Adams 610.871.1701, Sarah Finney 610.871.1719 |

NEW LISTING



| | |
|---------------|---------------------|
| PROPERTY NAME | 630 Municipal Drive |
| ADDRESS | 630 Municipal Drive |
| CITY | Nazareth |
| SALE/LEASE | Lease |
| AVAILABLE SF | 20,000 SF |
| BUILDING SF | 67,366 SF |

| | |
|------------|--|
| LEASE RATE | \$8.50/SF NNN |
| FEATURES | Flex/Warehouse, available 9/1/2023, 2 dock doors, 3 drive-in doors, 24' clear height, 200 AMP, 3-phase electrical service, propane heat, zoned light industrial, professional business park setting, 5.14 acres, on-site parking, well-maintained, minutes to Routes 191, 22, 33 |
| CONTACT | Mike Adams 610.871.1701, Sarah Finney 610.871.1719 |



| | |
|---------------|--------------------------|
| PROPERTY NAME | 2525 Milford Square Pike |
| ADDRESS | 2525 Milford Square Pike |
| CITY | Quakertown |
| SALE/LEASE | Sublease |
| AVAILABLE SF | 31,250 SF |
| BUILDING SF | 125,000 SF |

| | |
|------------|--|
| LEASE RATE | \$8.75/SF NNN |
| FEATURES | Class A warehouse sublease from current tenant, lease runs until 9/30/2026, includes 3,200 SF office space, ceiling clear height 36'6", space in excellent condition, 3-phase power, 4 loading docks, 1 drive-in bay, sprinklers ESFR, great location off Rte 663 and minutes to I-476 and Rte 309 |
| CONTACT | Mike Adams 610.871.1701, Sarah Finney 610.871.1719 |

OFFICE



| | |
|---------------|-------------------|
| PROPERTY NAME | 2100 Ferry Street |
| ADDRESS | 2100 Ferry Street |
| CITY | Easton |
| SALE/LEASE | Lease |
| AVAILABLE SF | 4,764 SF |
| BUILDING SF | 4,764 SF |

| | |
|------------|--|
| LEASE RATE | Call for details |
| FEATURES | Office building for medical or professional user, single tenant, large private parking lot, 14 office/exam rooms, waiting area, reception, existing medical chart filing system, three (3) ADA restrooms, employee break room & private restroom, near St. Luke's Easton hospital, minutes to Route 22 |
| CONTACT | Matt Sprung 610.871.1721 |



| | |
|---------------|----------------------|
| PROPERTY NAME | 2001 Fairview Avenue |
| ADDRESS | 2001 Fairview Avenue |
| CITY | Easton |
| SALE/LEASE | Lease |
| AVAILABLE SF | 7,567 SF |
| BUILDING SF | 15,304 SF |

| | |
|------------|--|
| LEASE RATE | \$13.00/SF NNN |
| FEATURES | ADA compliant built-out office suite for medical or professional users, 10 exam rooms, multiple private offices, reception and waiting area, 2 ADA restrooms, lower level provides additional offices and storage, off-street parking lot, minutes to Route 22 |
| CONTACT | Matt Sprung 610.871.1721 |



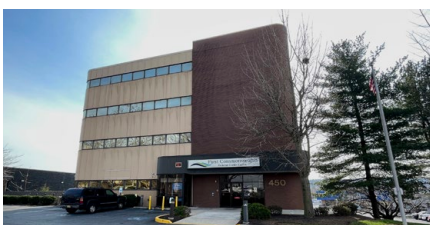
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|---------------|---------------------|
| PROPERTY NAME | 1350 Sullivan Trail |
| ADDRESS | 1350 Sullivan Trail |
| CITY | Easton |
| SALE/LEASE | Lease |
| AVAILABLE SF | 1,372 SF & 5,700 SF |
| BUILDING SF | 35,000 SF |

| | |
|------------|--|
| LEASE RATE | Call for details |
| FEATURES | Two office/flex suites available in multi-tenant flex building, 10-14' ceiling heights, 100% wet sprinkler system, natural gas, area amenities include restaurants, banks and retail stores, minutes to Easton's Centre Square, easy access to Routes 611 and 22 |
| CONTACT | Mike Adams 610.871.1701, Mark Magasich 610.871.1699 |



| | |
|---------------|-------------------------------|
| PROPERTY NAME | Bethlehem Medical Arts Center |
| ADDRESS | 5325 Northgate Drive |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| AVAILABLE SF | 1,729 - 4,080 SF |
| BUILDING SF | 53,656 SF |

| | |
|------------|--|
| LEASE RATE | \$19.00/SF Modified Gross |
| FEATURES | Multiple suites available in a two-story, Class A medical office building, ample parking, located in a dense residential area with excellent area demographics, directly off Route 512 with easy access to Routes 22, 33, 378 and LV International Airport |
| CONTACT | Jennifer Kennedy 610.871.1707, Sarah Finney 610.871.1719 |



| | |
|---------------|--------------------|
| PROPERTY NAME | 446-450 Union Blvd |
| ADDRESS | 446-450 Union Blvd |
| CITY | Allentown |
| SALE/LEASE | Both |
| AVAILABLE SF | 10,584 SF |
| BUILDING SF | 17,640 SF |

| | |
|------------|--|
| PRICE/RATE | \$1,500,000 / \$10.00/SF NNN |
| FEATURES | Five-story office building for sale, with two suites available for lease, lots of natural light, second floor suite move-in ready, third floor suite offers large open area for customization, bank tenant occupies main floor & lower level, large parking lot, convenient to Allentown and Bethlehem |
| CONTACT | Matt Sprung 610.871.1721 |



| | |
|---------------|-------------------|
| PROPERTY NAME | 927 W Hamilton St |
| ADDRESS | 927 W Hamilton St |
| CITY | Allentown |
| SALE/LEASE | Both |
| AVAILABLE SF | ±2,600 SF |
| BUILDING SF | ±6,510 SF |

| | |
|------------|---|
| PRICE/RATE | \$900,000 / \$13.00/SF Modified Gross |
| FEATURES | Two-story, multi-tenant, retail/office building, 2nd floor suite for lease, some off-street parking, electric and heating updated, local alarm system installed, basement storage area, located in Neighborhood Improvement Zone, great foot-traffic, near major downtown entertainment and amenities |
| CONTACT | Jennifer Kennedy 610.871.1707 |



| | |
|---------------|------------------|
| PROPERTY NAME | Mansion on 7th |
| ADDRESS | 315 N 7th Street |
| CITY | Allentown |
| SALE/LEASE | Lease |
| AVAILABLE SF | 562 - 2,009 SF |
| BUILDING SF | ±7,178 SF |

| | |
|------------|--|
| LEASE RATE | \$15.00/SF NNN |
| FEATURES | Beautifully renovated historical three-story brick building, zoned Limited Business/Residential District, first floor space great for cafe, new electrical and zoned HVAC, off-site parking lot spaces available to rent, minutes to Routes 22, walking distance to all major downtown Allentown amenities |
| CONTACT | Jennifer Kennedy 610.871.1707 |



PRICE REDUCED

| | |
|---------------|----------------------|
| PROPERTY NAME | 224 Roseberry Street |
| ADDRESS | 224 Roseberry Street |
| CITY | Phillipsburg, NJ |
| SALE/LEASE | Sale |
| AVAILABLE SF | 2,000 SF |
| BUILDING SF | 2,000 SF |

| | |
|------------|--|
| SALE PRICE | \$210,000 |
| FEATURES | First floor office condo, divided into two 1,000 SF units, great for owner/occupant or starting investor, located in a two-story professional office building, currently fit out as a medical office with reception area, waiting area, five exam rooms, two offices, kitchenette/laboratory, and two restrooms, plentiful parking on-site |
| CONTACT | Sarah Finney 610.871.1719, Mike Adams 610.871.1701, Matt Sprung 610.871.1721 |



| | |
|---------------|------------------|
| PROPERTY NAME | 100 N 3rd Street |
| ADDRESS | 100 N 3rd Street |
| CITY | Easton |
| SALE/LEASE | Lease |
| AVAILABLE SF | 649 - 2,000 SF |
| BUILDING SF | 33,336 SF |

| | |
|------------|---|
| LEASE RATE | \$13.50/SF NNN |
| FEATURES | Office suites available in a five-story, professional office building situated at a lighted intersection, two blocks from Easton Centre Square, dense residential area with proposed residential developments nearby, ±7,200 vehicles per day, easy access to Routes 22 and 611 |
| CONTACT | Jennifer Kennedy 610.871.1707 |



FREE RENT INCENTIVE

| | |
|---------------|-------------------------|
| PROPERTY NAME | 1900 Am Drive |
| ADDRESS | 1900 Am Drive |
| CITY | Quakertown |
| SALE/LEASE | Lease |
| AVAILABLE SF | 5,374, 5,401 & 7,840 SF |
| BUILDING SF | 45,303 SF |

| | |
|------------|--|
| LEASE RATE | \$18.50/SF plus Electric and Janitorial |
| FEATURES | THREE MONTHS FREE RENT up front with a 5 year lease! Suites can be subdivided, located in a Class A, two-story, expansive atrium-style lobby and one dock door, set on 6.38 acres with ample parking, dense residential area, excellent demographics, minutes to Route 663 and 476 |
| CONTACT | Jennifer Kennedy 610.871.1707, Mike Adams 610.871.1701 |



NEW LISTING

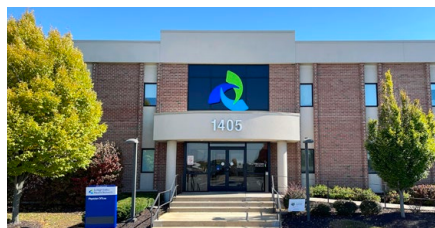
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|---------------|--------------------|
| PROPERTY NAME | 4317 Easton Avenue |
| ADDRESS | 4317 Easton Avenue |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| AVAILABLE SF | 12,000-60,000 SF |
| BUILDING SF | 12,000-60,000 SF |

| | |
|------------|---|
| LEASE RATE | Call for details |
| FEATURES | 1.4 acre ground lease, fully approved for single story 12,000 SF building with potential of up to five-story 60,000 SF building, utilities and curb cuts already in place, zoned office/business, high traffic location, excellent demographics, variety of area amenities, offers easy access to Routes 33, 22, and I-78 |
| CONTACT | Mike Adams 610.871.1701, Sarah Finney 610.871.1719 |



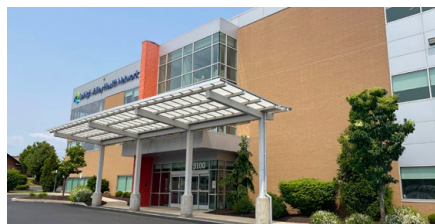
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|---------------|------------------------------|
| PROPERTY NAME | 1401 N Cedar Crest Blvd |
| ADDRESS | 1401 N Cedar Crest Boulevard |
| CITY | Allentown |
| SALE/LEASE | Lease |
| AVAILABLE SF | 1,924 - 6,984 SF |
| BUILDING SF | 33,244 SF |

| | |
|------------|---|
| LEASE RATE | \$19.25/SF Modified Gross |
| FEATURES | Office spaces located in a professional park setting with multiple corporate neighbors, ample parking, abundant area amenities in immediate area, dense residential area with excellent demographics, less than a mile to Route 22 with easy access to Route 309, I-78, and PA Turnpike 476 |
| CONTACT | Sarah Finney 610.871.1719, Jennifer Kennedy 610.871.1707 |



| | |
|---------------|------------------------------|
| PROPERTY NAME | 1405 N Cedar Crest Blvd |
| ADDRESS | 1405 N Cedar Crest Boulevard |
| CITY | Allentown |
| SALE/LEASE | Lease |
| AVAILABLE SF | 1,009 - 4,369 SF |
| BUILDING SF | 38,327 SF |

| | |
|------------|--|
| LEASE RATE | \$19.25/SF Modified Gross |
| FEATURES | Office spaces in a professional park setting with multiple corporate neighbors, ample parking, in residential area with excellent demographics, abundant area amenities, close to Route 22, easy access to Route 309, I-78, and PA Turnpike 476, available suite sizes in sqft: 1,009; 1,028; 1,133; 1,800; 1,915; 2,156; 2,491; 4,369 |
| CONTACT | Sarah Finney 610.871.1719, Jennifer Kennedy 610.871.1707 |



| | |
|---------------|-----------------------|
| PROPERTY NAME | 3100 Emrick Boulevard |
| ADDRESS | 3100 Emrick Boulevard |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| AVAILABLE SF | 7,772 SF (Divisible) |
| BUILDING SF | 49,683 SF |

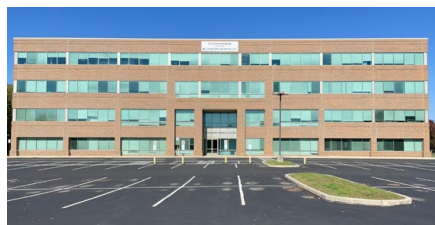
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| LEASE RATE | \$21.00/SF Modified Gross |
| FEATURES | Class A office space, highly visible location in professional office park Lehigh Valley Industrial Park VI, ample parking, various area amenities in immediate area, close proximity to Lehigh Valley Health Network and St. Luke's, directly off Route 33 with easy access to Route 22 and I-78 |
| CONTACT | Sarah Finney 610.871.1719, Jennifer Kennedy 610.871.1707 |



COMPETITIVE RATES

| | |
|---------------|---------------------|
| PROPERTY NAME | 4444 Innovation Way |
| ADDRESS | 4444 Innovation Way |
| CITY | Allentown |
| SALE/LEASE | Lease |
| AVAILABLE SF | 11,350-40,540 SF |
| BUILDING SF | 200,000 SF |

| | |
|------------|---|
| LEASE RATE | Call for details |
| FEATURES | Class A fully-furnished office suites with full cafeteria, multiple conference rooms and private offices, portion of office can be converted into flex space with one drive-in door, lots of area amenities nearby, easy access to Route 22, I-78, Airport Rd. and LV International Airport |
| CONTACT | Mike Adams 610.871.1701, Sarah Finney 610.871.1719 |



| | |
|---------------|------------------------------|
| PROPERTY NAME | 3435 Winchester Road |
| ADDRESS | 3435 Winchester Road |
| CITY | Allentown |
| SALE/LEASE | Lease |
| AVAILABLE SF | 3,287 & 8,480 SF (Divisible) |
| BUILDING SF | 76,697 SF |

| | |
|------------|--|
| LEASE RATE | \$19.25/SF Modified Gross |
| FEATURES | Office space located in a professional park setting with multiple corporate neighbors, ample parking, high residential area with excellent area demographics, abundant area amenities in immediate area, less than a mile to Route 22 with easy access to Route 309, I-78, and PA Turnpike 476 |
| CONTACT | Sarah Finney 610.871.1719, Jennifer Kennedy 610.871.1707 |



| | |
|---------------|-------------------|
| PROPERTY NAME | 417 N 14th Street |
| ADDRESS | 417 N 14th Street |
| CITY | Allentown |
| SALE/LEASE | Lease |
| AVAILABLE SF | 1,815 SF |
| BUILDING SF | 24,181 SF |

| | |
|------------|---|
| LEASE RATE | \$14.51/SF NNN |
| FEATURES | Second floor suite available, shell-space, comprised of two large open concept rooms, private entrance, under construction, updates include new electrical, restrooms, HVAC, and windows throughout, off-street and on-street parking options, convenient to downtown Allentown amenities |
| CONTACT | Jennifer Kennedy 610.871.1707 |

NEW LISTING

**PROPERTY NAME** 2205 Lehigh Street**ADDRESS** 2205 Lehigh Street**CITY** Easton**SALE/LEASE** Lease**AVAILABLE SF** 1,085 SF**BUILDING SF** 1,085 SF**LEASE RATE** \$18.00/SF NNN

FEATURES Standalone office building for professional or medical user, on-street parking, handicap accessible, public water and sewer, located cross from St. Luke's Hospital - Easton Campus, less than a mile to Route 22 with easy access to Route 33, I-78

CONTACT Matt Sprung 610.871.1721

NEW LISTING

**PROPERTY NAME** 229 S 22nd Street**ADDRESS** 229 S 22nd Street**CITY** Easton**SALE/LEASE** Lease**AVAILABLE SF** 1,862 SF**BUILDING SF** 1,862 SF**LEASE RATE** \$18.00/SF NNN

FEATURES Standalone office building for professional or medical user, on site and street parking, handicap accessible, public water and sewer, located cross from St. Luke's Hospital - Easton Campus, less than a mile to Route 22 with easy access to Route 33, I-78

CONTACT Matt Sprung 610.871.1721**PROPERTY NAME** 505 Independence Road**ADDRESS** 505 Independence Road**CITY** East Stroudsburg**SALE/LEASE** Lease**AVAILABLE SF** 811, 1,826, 2,643 SF**BUILDING SF** 19,242 SF**LEASE RATE** \$19.25/SF Modified Gross

FEATURES Second floor office suites available for lease in professional office building, ample parking, variety of area amenities, located in proximity to multiple medical care related sites, easy access to Routes 80, 209, and 611

CONTACT Sarah Finney 610.871.1719, Jennifer Kennedy 610.871.1707**PROPERTY NAME** MacArthur Road Office Plaza**ADDRESS** 3722 Lehigh Street**CITY** Whitehall**SALE/LEASE** Lease**AVAILABLE SF** 742 SF & 942 SF**BUILDING SF** 11,625 SF**LEASE RATE** \$12.50/SF NNN

FEATURES Two adjacent suites in a single story office complex, each suite includes a private entrance, offices, kitchen/breakroom, and reception, suites can be combined for a total of 1,684 SF, building located just off MacArthur Road/Route 145, ample parking, large number of area amenities

CONTACT Mark Magasich 610.871.1699**PROPERTY NAME** 25 N Main Street**ADDRESS** 25 N Main Street**CITY** Coopersburg**SALE/LEASE** Lease**AVAILABLE SF** 2,895 SF**BUILDING SF** 19,730 SF**LEASE RATE** \$12.00/SF NNN

FEATURES One suite fully ready for dental office in multi-tenant office building set on 3 acres with ample parking, excellent traffic count with over 9,000 vehicles per day, variety of area amenities nearby, easy access to Route 309, less than 4 miles to The Promenade Shops at Saucon Valley

CONTACT Mike Adams 610.871.1701, Mark Magasich 610.871.1699**PROPERTY NAME** 3037 S Pike Avenue**ADDRESS** 3037 S Pike Avenue**CITY** Allentown**SALE/LEASE** Lease**AVAILABLE SF** 91-2,500 SF**BUILDING SF** 5,000 SF**LEASE RATE** \$20.00-\$30.00/SF Modified Gross

FEATURES Two-story office building for multi-tenants, extensively renovated, shared entrance, range of suite sizes available, perfect for work-from-home users seeking a small professional space, potential uses include counseling, financial services, daycare and more, access to I-78 and 309

CONTACT Jennifer Kennedy 610.871.1707



| | |
|---------------|--------------------------|
| PROPERTY NAME | Bethlehem Office Commons |
| ADDRESS | 3895 Adler Place |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| AVAILABLE SF | 1,320 SF |
| BUILDING SF | 14,590 SF |

LEASE RATE \$11.25/SF NNN

FEATURES Office suite available in single story building in Bethlehem Business Park, large parking lot, directly off Route 512 with easy access to Routes 22, 33, I-78 and the Lehigh Valley International Airport, ample area amenities nearby

CONTACT Mark Magasich 610.871.1699



| | |
|---------------|----------------------------|
| PROPERTY NAME | 5018 Medical Center Circle |
| ADDRESS | 5018 Medical Center Circle |
| CITY | Allentown |
| SALE/LEASE | Lease |
| AVAILABLE SF | 1,700 SF |
| BUILDING SF | 26,428 SF |

LEASE RATE Call for details

FEATURES Second floor office suite available in two story, Class A medical/professional office building, ample parking, variety of area amenities including major retailers, restaurants and much more, great visibility and access to Route 222, convenient to Routes 22, 309, I-78 and PA Turnpike 476

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719



| | |
|---------------|-----------------------|
| PROPERTY NAME | 1555 Spillman Drive |
| ADDRESS | 1555 Spillman Drive |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| AVAILABLE SF | 61,023 SF (Divisible) |
| BUILDING SF | 61,023 SF |

LEASE RATE Call for details

FEATURES Office suites, newly renovated, contiguous and divisible, on-site cafeteria, 24-hour secure access, on-site data center, UPS battery backup, multiple backup generators, shared dock door, potential for exclusive entrances, served by LANTA bus routes, near Route I-78

CONTACT Kelly Berfield 610.871.1683 Jennifer Kennedy 610.871.1707



| | |
|---------------|------------------|
| PROPERTY NAME | 16 Centre Square |
| ADDRESS | 16 Centre Square |
| CITY | Easton |
| SALE/LEASE | Lease |
| AVAILABLE SF | 6,500 SF |
| BUILDING SF | 34,255 SF |

LEASE RATE \$12.00/SF NNN

FEATURES First floor office space for lease in the heart of Easton, on-street public parking and parking garages are available in the downtown area, 800± residential units proposed or in development within a 5 minute walk, easy access to Routes 22, 78 and 611

CONTACT Matt Sprung 610.871.1721



| | |
|---------------|---------------------|
| PROPERTY NAME | 2800 Baglyos Circle |
| ADDRESS | 2800 Baglyos Circle |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| AVAILABLE SF | 12,500 SF |
| BUILDING SF | 86,000 SF |

LEASE RATE \$12.00/SF NNN

FEATURES 20' ceilings, office area is open floor plan, fully sprinklered, public utilities, zoned office/light industrial, near Routes 33, 22, I-78

CONTACT Mike Adams 610.871.1701



| | |
|---------------|------------------|
| PROPERTY NAME | 2410 Emrick Blvd |
| ADDRESS | 2410 Emrick Blvd |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| AVAILABLE SF | 2,253 SF |
| BUILDING SF | 37,320 SF |

LEASE RATE Call for details

FEATURES Move-in ready corner office/flex- suite, two private entrances, lots of natural light, modern layout, large open work areas, 3-phase power, 100% wet sprinkler system, fully conditioned, zoned light industrial, 1 drive-in bay, 19' clear height, great visibility, access to Route 33, 22 and I-78

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719

COMMERCIAL / RETAIL / MIXED USE / OTHER



PROPERTY NAME The Shops at Bethlehem

ADDRESS 2920 Easton Avenue

CITY Bethlehem

SALE/LEASE Lease

AVAILABLE SF 1,550 - 13,000 SF

BUILDING SF 166,937 SF

LEASE RATE Call for details

FEATURES 2 pad sites available for ground lease, one fronts busy Easton Ave, 1,550 SF in-line suite ready for immediate occupancy, 13,000 SF flex/retail space facing rear of building, located in a dense residential area, anchored by Giant Food Stores, great visibility, tenant improvement allowance available

CONTACT Jennifer Kennedy 610.871.1707

RATE REDUCED



PROPERTY NAME 16 Centre Square

ADDRESS 16 Centre Square

CITY Easton

SALE/LEASE Lease

AVAILABLE SF 6,500 SF

BUILDING SF 34,255 SF

LEASE RATE \$12.00/SF NNN

FEATURES First floor retail space for lease in the heart of Easton, close proximity to the Crayola Factory, State Theater and bustling downtown restaurants and nightlife, on-street public parking and parking garages are available in the downtown area, easy access to Routes 22, 611, and I-78

CONTACT Matt Sprung 610.871.1721

NEW LISTING



PROPERTY NAME MacArthur Convenience Center

ADDRESS 3690 Lehigh Street

CITY Whitehall

SALE/LEASE Sublease

AVAILABLE SF 880 SF

BUILDING SF 18,770 SF

LEASE RATE Call for details

FEATURES Move in ready space available for lease in MacArthur Convenience Center, open layout with restroom, ample off-street parking, located minutes from highly traveled MacArthur Rd, Lehigh Street in Whitehall is a major artery off Route 145

CONTACT Jennifer Kennedy 610.871.1707

INVESTMENT

BACK ON THE MARKET



PROPERTY NAME 119 Technology Drive

ADDRESS 119 Technology Drive

CITY Bethlehem

SALE/LEASE Sale

AVAILABLE SF 48,000 SF

BUILDING SF 48,000 SF

SALE PRICE \$6,950,000

FEATURES Back on the market! Industrial research and development facility, includes office, finished clean rooms and warehouse, multiple backup generators, 18'-22' ceiling height, 3 dock doors, multiple corporate neighbors, two ingress and egress, excellent access to main highways

CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719

PRICE REDUCED



PROPERTY NAME Edgewood Avenue

ADDRESS Edgewood Ave & Bushkill Dr

CITY Easton

SALE/LEASE Sale

AVAILABLE SF ±102,000 SF

BUILDING SF ±102,000 SF

SALE PRICE \$6,200,000

FEATURES POTENTIAL FOR REDEVELOPMENT! Four buildings, 8.9 acres situated on Bushkill Creek, open floor plans, 12' ceilings, sprinklers, currently occupied, well-maintained, on-site parking, minutes to Routes 22, 33, 611, and downtown Easton

CONTACT Matt Sprung 610.871.1721



PROPERTY NAME 630 Municipal Drive

ADDRESS 630 Municipal Drive

CITY Nazareth

SALE/LEASE Sale

AVAILABLE SF 67,366 SF

BUILDING SF 67,366 SF

SALE PRICE \$6,950,000

FEATURES Industrial flex building available, two stories, fully occupied, 5.14 acres, on-site parking, well-maintained, constructed 2000, 6 dock doors, 3 drive-ins with 14' height, tenants include light manufacturing, distributors, and professional office users, minutes to Routes 191, 22, 33

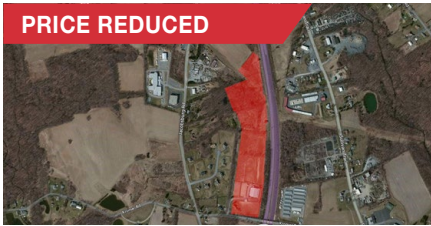
CONTACT Mike Adams 610.871.1701, Sarah Finney 610.871.1719

LAND



| | |
|---------------|------------------|
| PROPERTY NAME | Route 209 |
| ADDRESS | Route 209 |
| CITY | East Stroudsburg |
| SALE/LEASE | Sale |
| ACRES | ± 54.86 AC |
| ZONING | C - Commercial |

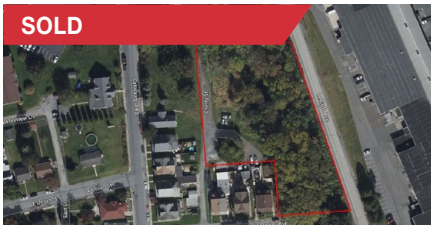
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| SALE PRICE | \$999,000 |
| FEATURES | ±54.86 acres, current land use: agricultural/timber, no buildings, frontage on Route 209, easy access to Route 80 |
| CONTACT | Matt Sprung 610.871.1721 |



PRICE REDUCED

| | |
|---------------|-------------------------|
| PROPERTY NAME | 425 Kromer Road |
| ADDRESS | 425 Kromer Road |
| CITY | Wind Gap |
| SALE/LEASE | Sale |
| ACRES | ±25 AC |
| ZONING | GC - General Commercial |

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| SALE PRICE | \$3,500,000 |
| FEATURES | ±25 acre land includes two parcels, frontage on Route 33, parcels sit in two municipalities, zoned General Commercial, many uses by right including warehouse, assembly & packaging facility, office, self-storage, possible redevelopment as high-density residential |
| CONTACT | Matt Sprung 610.871.1721 |



SOLD

| | |
|---------------|---------------------------------------|
| PROPERTY NAME | 9 Packer Avenue |
| ADDRESS | 9 Packer Avenue |
| CITY | Whitehall |
| SALE/LEASE | Sale |
| ACRES | 2.47 AC |
| ZONING | R5A-High Density Residential w/o Apts |

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|------------|--|
| SALE PRICE | Call for details |
| FEATURES | 2.47 acre land parcel with public water and sewer nearby, permitted uses include single-family attached and detached dwellings, semi-detached dwellings, and adaptive reuse for affordable or multi-family housing |
| CONTACT | Matt Sprung 610.871.1721 |



| | |
|---------------|------------------------------|
| PROPERTY NAME | 44 Barto Road |
| ADDRESS | 44 Barto Road |
| CITY | Washington Twp, Berks County |
| SALE/LEASE | Sale |
| ACRES | ± 9 AC |
| ZONING | C - Commercial |

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| SALE PRICE | Call for details |
| FEATURES | Commercial land tract located in Washington Township with frontage on Route 100, surrounded by existing and proposed residential developments, highly visible traffic count of 17,361 average daily trips, PennDot approved traffic circle to be constructed, gas/water/sewer/electric utilities nearby |
| CONTACT | Matt Sprung 610.871.1721 |



| | |
|---------------|-------------------------|
| PROPERTY NAME | The Shops at Bethlehem |
| ADDRESS | 2920 Easton Avenue |
| CITY | Bethlehem |
| SALE/LEASE | Lease |
| ACRES | ± 0.52 and ± 1.3 |
| ZONING | GC - General Commercial |

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|------------|---|
| LEASE RATE | Call for details |
| FEATURES | Two pad sites for ground lease in grocery anchored neighborhood shopping center, highly visible, traffic count of +16,000 average daily trips, dense residential area, join retailers Giant Grocery, Petco, Dairy Queen, Dave's Home Furnishings, Maxx Fitness, and more, served by LANTA Bus Route |
| CONTACT | Jennifer Kennedy 610.871.1707 |



| | |
|---------------|-------------------------|
| PROPERTY NAME | Route 443 & Mail Lane |
| ADDRESS | Route 443 & Mail Lane |
| CITY | Lehighton |
| SALE/LEASE | Sale |
| ACRES | Up to 48+ AC |
| ZONING | C1 - Planned Commercial |

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| SALE PRICE | \$3,950,000 |
| FEATURES | Commercially zoned land for sale, frontage on busy Route 443, high traffic counts, multiple development opportunities including commercial, industrial, medical, and residential, corporate neighbors include GIANT, Big Lots, Lowe's, WalMart, Dollar Tree and many more |
| CONTACT | Frank T. Smith, CCIM, CPM® 610.871.1682 |



| | |
|---------------|------------------|
| PROPERTY NAME | 2150 Fair Road |
| ADDRESS | 2150 Fair Road |
| CITY | Schuylkill Haven |
| SALE/LEASE | Sale |
| ACRES | 24.56 AC |
| ZONING | I - Industrial |

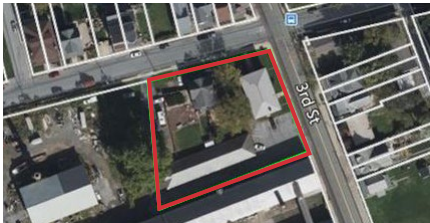
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|------------|---|
| SALE PRICE | \$995,000 |
| FEATURES | Large Industrial zoned property which allows for a variety of uses, PPL electric, septic, and well on-site, ideal for investor or owner-user, excellent area demographics, easy access to Routes 183, 209, 443, 61, 81, and less than six miles to I-78 |
| CONTACT | Mike Adams 610.871.1701 |



UNDER AGREEMENT

| | |
|---------------|---------------------------------|
| PROPERTY NAME | 210 Industrial Drive N |
| ADDRESS | 210 Industrial Drive N |
| CITY | Easton |
| SALE/LEASE | Sale |
| ACRES | 1.41 AC |
| ZONING | LIB - Light Industrial-Business |

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| SALE PRICE | \$350,000 |
| FEATURES | 1.41 acre vacant corner lot zoned Light Industrial-Business, allows for a variety of uses, located approximately a mile from I-78 close to the PA/NJ border, walking distance to LANTA bus route, convenient to a variety of area amenities and main highways, public water available, septic approved |
| CONTACT | Mike Adams 610.871.1701, Sarah Finney 610.871.1719 |



| | |
|---------------|------------------------------|
| PROPERTY NAME | 304 E Union Street |
| ADDRESS | 304 E Union Street |
| CITY | Whitehall |
| SALE/LEASE | Sale |
| ACRES | 0.84 AC |
| ZONING | Neighborhood Commercial(C-1) |

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| SALE PRICE | \$1,300,000 |
| FEATURES | REDEVELOPMENT OPPORTUNITY! Corner lot, zoning allows range of uses including bank, beauty shop, day-care, florist, funeral home, laundromat, office, retail store, service establishments, special exception uses include restaurants, located near Route 22 at Fullerton Avenue exit |
| CONTACT | Jennifer Kennedy 610.871.1707 |



| | |
|---------------|-----------------------------|
| PROPERTY NAME | 1022 3rd Street |
| ADDRESS | 1022 3rd Street |
| CITY | Whitehall |
| SALE/LEASE | Sale |
| ACRES | 7.47 AC |
| ZONING | R5-High Density Residential |

| | |
|------------|--|
| SALE PRICE | \$3,600,000 |
| FEATURES | REDEVELOPMENT OR RE-PURPOSE OPPORTUNITY! Two parcels totaling 7.47 acres, level topography, zoning allows for apartments, single-family attached and semi-attached dwellings, adaptive use for affordable or multifamily housing, located near Route 22 at Fullerton Avenue exit |
| CONTACT | Jennifer Kennedy 610.871.1707 |



NEW LISTING

| | |
|---------------|----------------------------|
| PROPERTY NAME | West Side Claremont Avenue |
| ADDRESS | West Side Claremont Avenue |
| CITY | Tamaqua |
| SALE/LEASE | Sale |
| ACRES | ±20.2 AC |
| ZONING | HC - Highway Commercial |

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|------------|--|
| SALE PRICE | Call for details |
| FEATURES | Three parcels totaling ±20.2 acres located on Claremont Ave/Route 309, adjacent to proposed Wawa development site, zoned Highway Commercial (HC), municipal sewer and water, frontage on divided highway with access to signalized intersection, near Route 209 and I-81 |
| CONTACT | Matt Sprung 610.871.1721 |

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OF EXCELLENCE



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