

FEATURED LISTINGS

1405 N Cedar Crest Blvd | Allentown, Lehigh County, PA



For Lease

Variety of suites available in professional medical office building, excellent area demographics, recent lobby renovations, convenient to Routes 22 and 309

Lease Rate:
\$19.25/SF Modified Gross

Sarah Finney Miller

610.871.1719

sfinney@naisummit.com

Jennifer Kennedy

610.871.1707

jennkennedy@naisummit.com

2800 Baglyos Circle | Bethlehem, Northampton County, PA

Industrial For Lease

Fully conditioned and well maintained warehouse with loading dock, 20' ceiling, plus office/flex space, convenient to Rte 22, 33 & I-78

Lease Rate:
\$10.00-12.00/SF NNN

Michael Adams, SIOR

610.871.1701

madams@naisummit.com

Sarah Finney Miller

610.871.1719

sfinney@naisummit.com



INDUSTRIAL / WAREHOUSE / FLEX



ADDRESS	881 Marcon Blvd, Suite 250
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$13.00/SF NNN
AVAILABLE SF	15,090 SF
BUILDING SF	32,644 SF

FEATURES Flex suite comprised of warehouse with office space as needed, one dock door, fully conditioned, ceiling height 14'-16' clear, potential ability to add drive-in door(s), subdivision may be an option, near Route 22 & Airport Rd

CONTACT Michael Adams, SIOR 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	3036 Emrick Blvd
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$13.50/SF NNN
AVAILABLE SF	9,495 SF
BUILDING SF	37,485 SF

FEATURES This property features layout with offices, work-station area, warehouse space, two dock height doors, two clean rooms, and flexible production area, wet sprinklers, previously occupied by pharmaceutical tenant, near Route 33

CONTACT Michael Adams, SIOR 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	333 S 1st Street
CITY	Bangor
SALE/LEASE	Sale
SALE PRICE	\$699,900
BUILDING SF	10,682 SF
ACRES	1.74 AC

FEATURES Perfect for contractors/vendors that maintain a fleet of trucks, previous truck maintenance facility, 3-phase power, 1600 amp, dedicated office/operations area, 2 garage areas, 7 garage doors, 13'-20' ceiling height, interior dock, ample parking, power from adjacent substation

CONTACT Matt Sprung, AICP, PP 610.871.1721



ADDRESS	735-745 Pittston St
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$6.00/SF NNN
AVAILABLE SF	±8,300 SF
BUILDING SF	25,155 SF

FEATURES Third floor suite available in industrial building, shared freight elevator and loading dock, sprinkler system, public water/sewer, many upgrades and new LED lights, parking lot repairs planned, accessible via I-78

CONTACT Michael Adams, SIOR 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	196 Commercial Blvd
CITY	Blakeslee
SALE/LEASE	Lease
AVAILABLE SF	52,800 SF
BUILDING SF	52,800 SF

CONTACT

Michael Adams, SIOR 610.871.1701
Sarah Finney Miller 610.871.1719
Collin Holben 610.871.1691

NEW LISTING
LEASE RATE
\$7.00/SF NNN

FEATURES

Perfect for logistics and distribution! Three, single-story, industrial warehouse buildings with 24' ceiling height, covered loading dock pad, outdoor storage, trailer parking, fenced lot, total of 10 drive-in doors, 8.32 acres with ample parking, room for expansion, easy access to I-80



ADDRESS	941 Marcon Blvd
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$12.00/SF NNN
AVAILABLE SF	10,797 SF (Divisible)
BUILDING SF	27,250 SF

FEATURES Two adjacent flex suites in Class A facility, Suite 601: private dock & option for drive-in door, Suite 801: two drive-in doors with $\pm 1,000$ SF warehouse, well-maintained, 3-phase, wet sprinklers, 6" floor, near 22 & Airport Rd

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	4444 Innovation Way
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$12.00/SF NNN
AVAILABLE SF	11,790 SF
BUILDING SF	200,000 SF

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

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	7584 Morris Court
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$14.50/SF NNN
AVAILABLE SF	8,000 SF
BUILDING SF	54,112 SF

FEATURES Flex office suite, well-maintained facility with collaborative workstation offices, an open layout production area, fully conditioned warehousing, a commercial ventilation hood, one dock door, 1200 amp 3-phase heavy power, wet sprinklers, 20' 6" ceiling height, convenient to I-78

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	405 Allentown Drive
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$11.00/SF NNN
AVAILABLE SF	7,800 SF
BUILDING SF	13,920 SF

FEATURES Space available in one-story industrial building, includes 2,500 SF warehouse with 12' drive-in door and 18' clear ceiling height, office area includes 3 bathrooms, break room and conference room, located off Airport Rd with easy access to Route 22

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	Edgewood Ave & Bushkill Dr
CITY	Easton
SALE/LEASE	Lease
LEASE RATE	\$6.00/SF NNN
AVAILABLE SF	$\pm 94,000$ SF
BUILDING SF	102,000 SF

FEATURES New Ownership! Multiple office and light industrial buildings, 8.9 acres situated on Bushkill Creek, open floor plans, 12' ceilings, sprinklers, freight and passenger elevators, well-maintained, on-site parking, minutes to Routes 22, 33, 611, and downtown Easton

CONTACT Matt Sprung, AICP, PP 610.871.1721



ADDRESS	112 Park Avenue
CITY	Wind Gap
SALE/LEASE	Lease
LEASE RATE	\$7.00/SF NNN
BUILDING SF	18,336 SF
ACRES	18,336 SF

FEATURES Industrial building for light manufacturing, 3-story, freight elevator, 3-phase power, one (1) drive-in door and one (1) drive-up garage access, public utilities, lease includes nearby 0.22 acres vacant lot for parking, convenient to Route 33 provides easy access to Routes 78 and 80

CONTACT Matt Sprung, AICP, PP 610.871.1721



ADDRESS	759 Roble Road
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$8.75/SF NNN
AVAILABLE SF	22,800 SF
BUILDING SF	52,000 SF

FEATURES Warehouse featuring 2 dock doors with levelers, 2 dock doors with temporary ramps, wet sprinklers, 100' truck court, 22' clear height, LED lighting, columns 60'x25', floor 6", 480v 3-phase power, heated warehouse, potential for subdividing space, convenient to Route 22

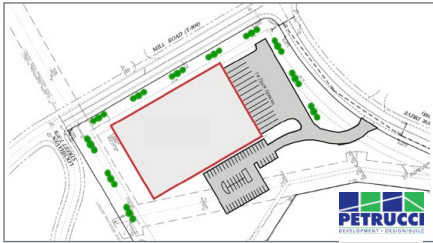
CONTACT Michael Adams, SIOR, 610.871.1701
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ADDRESS	2202 N Irving Street
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$12.00/SF NNN
AVAILABLE SF	13,000-27,750 SF
BUILDING SF	27,750 SF

FEATURES Flex suite in Lehigh Valley Executive Campus, excellent location near Rt 22, features two (2) dock doors, ceiling height 16' clear, fully conditioned, potential for additional loading configurations, available September 2025, minimum divisible 13,000 SF, can be delivered as warehouse

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	1050 Mill Road
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	Call for details
AVAILABLE SF	70,000 SF
BUILDING SF	70,000 SF

FEATURES Opportunity for build-to-suit industrial building up to 70,000 SF, potential truck parking or outdoor storage, 8.5 acre site in professional business park, light industrial zoning, conveniently located right off Rt 100 access to Rt 22 & I-78

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	2800 Baglyos Circle
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$10.00-\$12.00/SF NNN
AVAILABLE SF	12,500-25,000 SF
BUILDING SF	86,000 SF

FEATURES Multiple suites available in fully air conditioned warehouse facilities, 20' ceiling height, fully sprinklered, public utilities, one (1) dock door, available office area is open flexible layout

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	1510 Valley Center Parkway
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$11.00-\$14.00/SF NNN
AVAILABLE SF	3,000-6,461 SF
BUILDING SF	48,208 SF

FEATURES Single-story Class A building with direct tenant access, flex suites available, potential for dock or drive-in configuration, ample parking, park-like campus, great area amenities, property manager on-site, minutes to Route 22

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	1210-1236 Sesqui Street
CITY	Allentown
SALE/LEASE	Both
PRICE/RATE	Call for details
AVAILABLE SF	±80,000 SF
BUILDING SF	±80,000 SF

FEATURES Warehouse building, potential for expansion, 2400amp/480v 3-phase heavy power, LED lighting, front warehouse: 38,000 SF, clear height 12', twelve (12) docks w/levelers, rear warehouse: 42,000 SF, clear height 20', one (1) dock door, thermal insulated metal wall, near I-78 and 309

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	1150 Centre Street
CITY	Easton
SALE/LEASE	Lease
LEASE RATE	\$7.50/SF NNN
AVAILABLE SF	72,102 SF (Divisible)
BUILDING SF	72,102 SF

FEATURES Warehouse facility, minimum divisible 18,000 SF, with 12'-20' ceiling height, second-floor office area, heated warehouse, truck tailgates and drive-in door, outdoor storage, and roof-top solar power system

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



NEW LEASE RATE

ADDRESS	1337 Nelson Street
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$9.50-\$11.95/SF NNN
AVAILABLE SF	±4,000-8,000 SF
BUILDING SF	±8,000 SF

FEATURES Freestanding, multi-tenant building, warehouse space, four (4) dock doors, 16' ceiling height, small office space, ADA restrooms, public water/sewer, zoned industrial, centrally located and convenient to Rt 22 and Airport Road

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	54 S Commerce Way
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	Call for details
AVAILABLE SF	±3,600 SF
BUILDING SF	41,200 SF

FEATURES Office/flex suites available in Lehigh Valley Industrial Park IV, Suite 175 offers ±1,200 SF office with reception, two private offices, conference rooms and more, Suite 180 offers ±2,400 SF flex with warehouse, two (2) dock doors, one private office, conference room, close to Rts 22, 33, and I-78

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	630 Municipal Drive
CITY	Nazareth
SALE/LEASE	Lease
LEASE RATE	\$8.50/SF NNN
AVAILABLE SF	20,000 SF
BUILDING SF	67,366 SF

FEATURES Flex/Warehouse, two (2) dock doors, three (3) drive-in doors, 24' clear height, 200amp, 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 and 33

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681

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OFFICE

NEW SUITE



ADDRESS	3893 Adler Place, Suite 160
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$12.00/SF NNN
AVAILABLE SF	1,600-5,022 SF
BUILDING SF	14,590 SF

FEATURES Single story office suite in a professionally managed park-like business campus just off Route 512, features direct tenant access, suite is divisible, ample on-site parking, multiple LANTA bus routes, minutes to 22, lots of area amenities

CONTACT Mark Magasich 610.871.1699



ADDRESS	240 Union Station Plaza
CITY	Bethlehem
SALE/LEASE	Sale
SALE PRICE	Call for details
AVAILABLE SF	25,289 SF
BUILDING SF	25,289 SF

FEATURES Redevelopment opportunity! Two-story historic building, former train station, fully renovated and upgraded to single-tenant office layout in 2002, additional renovations 2015, currently occupied and well-maintained, on-site parking lot, great southside Bethlehem location

CONTACT Michael Bartolacci 610.871.1709

SOLD



ADDRESS	216 Cedar Avenue
CITY	Willow Grove
SALE/LEASE	Sale
SALE PRICE	Call for details
BUILDING SF	4,800 SF
ACRES	0.31 AC

FEATURES Two-story office building for sale situated on 0.31 acre lot in very walkable area of Willow Grove, PA. Great visibility, near public transportation, multi-tenant facility offers direct tenant access, a private 20 space parking lot, owner-user or multi-tenant investment

CONTACT Mark Magasich 610.871.1699



ADDRESS	1620 Pond Road, Suite 75
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$13.00/SF Modified Gross
AVAILABLE SF	1,712 SF
BUILDING SF	47,070 SF

FEATURES Lower level office suite, with 2 large private offices, conference room, kitchenette and storage, on-site parking, public transportation nearby, excellent area demographics, lots of nearby amenities, convenient to 22, 309, and I-476

CONTACT Jennifer Kennedy 610.871.1707

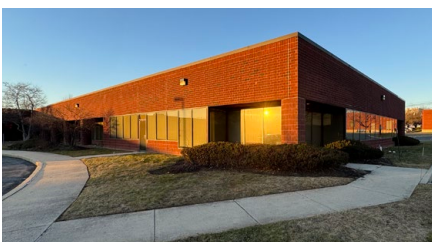
AGGRESSIVE LEASE RATE



ADDRESS	2132 S 12th Street
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$16.50/SF Gross
AVAILABLE SF	1,056-8,212 SF
BUILDING SF	44,196 SF

FEATURES Full-service gross lease rate includes all utilities, range of suite sizes available, recent upgrades include new mechanicals and HVAC, two elevators, ADA compliant, ample surface parking on-site, generous tenant incentives, convenient location near I-78

CONTACT Sarah Finney Miller 610.871.1719, Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



ADDRESS	881 Marcon Blvd, Suite 3900
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$13.00/SF NNN
AVAILABLE SF	±2,500 SF
BUILDING SF	32,644 SF

FEATURES Office space available in Lehigh Valley Executive Campus, exterior private entrance, plenty of parking for staff and clients, centrally located in the Lehigh Valley, easy access via Route 22, served by LANTA bus routes

CONTACT Michael Adams, SIOR, 610.871.1701 Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	667 Union Blvd
CITY	Allentown
SALE/LEASE	Both
PRICE/RATE	\$1,200,000 / \$18.75/SF NNN
AVAILABLE SF	7,356 SF
BUILDING SF	7,356 SF

FEATURES Opportunity for an owner/user or investor, fit out for office tenant, flexible zoning, interior renovated 2014, like-new condition, modern kitchen, bathrooms, flooring, walls, and finishes, variety of office sizes, prominent signage on Union Blvd

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Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	54 S Commerce Way
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	Call for details
AVAILABLE SF	±3,600 SF
BUILDING SF	41,200 SF

FEATURES Office/flex suites available in Lehigh Valley Industrial Park IV, Suite 175 offers ±1,200 SF office with reception, two private offices, conference rooms and more, Suite 180 offers ±2,400 SF flex with warehouse, two (2) dock doors, one private office, conference room, close to Rte 22, 33 and I-78

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	1455 Valley Center Pkway
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$14.00-\$16.00/SF NNN
AVAILABLE SF	6,750-19,882 SF
BUILDING SF	54,118 SF

FEATURES Single story building, direct access to suite, aggressive tenant improvement package, ample parking, park-like campus, great area amenities, property manager on-site, minutes to Route 22 and Lehigh Valley International Airport

CONTACT Sarah Finney Miller 610.871.1719,
Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



ADDRESS	1495 Valley Center Pkway
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$14.50-\$15.00/SF NNN
AVAILABLE SF	187-6,364 SF
BUILDING SF	43,770 SF

FEATURES Class A Office amenities, suites available in a three-story, professional office building, elegant main lobby, modern common area restrooms, ample parking, park-like campus, great area amenities, property manager on-site, minutes to Route 22 and Lehigh Valley International Airport

CONTACT Sarah Finney Miller 610.871.1719,
Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



ADDRESS	1510 Valley Center Parkway
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$11.00-\$14.00/SF NNN
AVAILABLE SF	3,000-6,461 SF
BUILDING SF	48,208 SF

FEATURES Single-story Class A building with direct tenant access, office and flex suites available, potential for dock or drive-in access configuration, ample parking, park-like campus, great area amenities, property manager on-site, minutes to Route 22 and Lehigh Valley International Airport

CONTACT Sarah Finney Miller 610.871.1719,
Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



ADDRESS	1525 Valley Center Parkway
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$15.00-\$15.50/SF NNN
AVAILABLE SF	2,806-22,000 SF
BUILDING SF	70,000 SF

FEATURES Class A Office amenities, suites available in a three-story, professional office building, elegant main lobby, outdoor patio, ample parking, park-like campus, great area amenities, property manager on-site, minutes to Route 22 and Lehigh Valley International Airport

CONTACT Sarah Finney Miller 610.871.1719,
Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



ADDRESS	1660 Valley Center Parkway
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$13.00-\$15.00/SF NNN
AVAILABLE SF	1,008-5,576 SF
BUILDING SF	27,508 SF

FEATURES Single-story Class A building with high-end common area finishes, professional office suites, ample parking, park-like campus, great area amenities, property manager on-site, minutes to Route 22 and Lehigh Valley International Airport

CONTACT Sarah Finney Miller 610.871.1719, Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681

NEW PRICE



ADDRESS	2212 Union Blvd
CITY	Allentown
SALE/LEASE	Sale
SALE PRICE	\$249,000
AVAILABLE SF	1,684 SF
BUILDING SF	1,684 SF

FEATURES Two floor office building, located on a very walkable area of busy Union Blvd, large enclosed front porch with ramp, open conference room, 3 private office rooms, kitchenette, and rear covered patio with privacy fence, prominent signage, 3 parking spaces behind building

CONTACT Jennifer Kennedy 610.871.1707



ADDRESS	340 S Liberty Street
CITY	Orwigsburg
SALE/LEASE	Lease
LEASE RATE	\$1,500/SF Month Mod. Gross
AVAILABLE SF	±1,100 SF
BUILDING SF	11,920 SF

FEATURES Well-maintained single floor professional office suite featuring five (5) executive offices, reception work station, two (2) waiting areas, kitchenette, and two (2) restrooms. Private entrance. Up to 15 parking spaces, including two (2) accessible parking spaces.

CONTACT Jennifer Kennedy 610.871.1707



ADDRESS	1720 Spillman Drive, Suite 240
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$14.00/SF NNN
AVAILABLE SF	2,902 SF
BUILDING SF	42,900 SF

FEATURES Second floor open layout office suite, features floor to ceiling windows, LEED Gold Office building, Class A, includes break room and IT/electrical room, enviable location convenient to southside Bethlehem amenities and minutes to I-78

CONTACT Sarah Finney Miller 610.871.1719, Michael Adams, SIOR 610.871.1701, Collin Holben 610.871.1681



ADDRESS	2330 Schoenersville Road
CITY	Bethlehem
SALE/LEASE	Sublease
LEASE RATE	\$17.00/SF Modified Gross
AVAILABLE SF	5,279 SF
BUILDING SF	18,525 SF

FEATURES Second floor office suite available for sublease, tenant pays \$1.75/SF for utilities professionally managed, lots of light, conference room, private offices, elevator served, located in major commercial corridor, near Routes 22, 33 & 78

CONTACT Matt Sprung, AICP, PP 610.871.1721



ADDRESS	315 N. 7th Street
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$15.00/SF NNN
AVAILABLE SF	783 SF & 1,754 SF
BUILDING SF	±7,178 SF

FEATURES Third floor suite available, second-floor 783 SF office with in-suite restroom, beautifully renovated historical three-story brick building, new electrical and zoned HVAC, off-site parking lot spaces available to rent, minutes to Route 22, walking distance to all major Allentown amenities

CONTACT Jennifer Kennedy 610.871.1707



ADDRESS	5325 Northgate Drive
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$19.00-\$20.00/SF Mod. Gross
AVAILABLE SF	936-6,889 SF
BUILDING SF	53,656 SF

FEATURES First floor medical suites available, two-story, Class A medical office building, ample parking, located in a dense residential area with excellent demographics, recent common space renovations and updates, easy access to Routes 22, 33, 378 and LV Airport

CONTACT Sarah Finney Miller 610.871.1719,
Jennifer Kennedy 610.871.1707



ADDRESS	100 N 3rd Street
CITY	Easton
SALE/LEASE	Lease
LEASE RATE	\$13.50/SF NNN
AVAILABLE SF	649-2,000 SF
BUILDING SF	33,336 SF

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



ADDRESS	1401 N Cedar Crest Blvd
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$19.25/SF Mod. Gross
AVAILABLE SF	1,424-9,842 SF
BUILDING SF	33,244 SF

FEATURES First floor suite available July 2025, lower level suites white-boxed and ready for next tenant, second floor shell space, Class B, ample parking, recent common area renovations and updates, easy access to highways

CONTACT Sarah Finney Miller 610.871.1719,
Jennifer Kennedy 610.871.1707



ADDRESS	1405 N Cedar Crest Blvd
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$19.25/SF Mod. Gross
AVAILABLE SF	1,800-4,369 SF
BUILDING SF	38,327 SF

FEATURES Office spaces in a professional park setting with multiple corporate neighbors, recent lobby renovations, ample parking, excellent demographics, abundant area amenities, easy access to Routes 22, 309, I-78, and I-476

CONTACT Sarah Finney Miller 610.871.1719,
Jennifer Kennedy 610.871.1707



ADDRESS	3100 Emrick Blvd
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$21.00/SF Mod. Gross
AVAILABLE SF	3,000-7,772 SF
BUILDING SF	49,683 SF

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 Miller 610.871.1719,
Jennifer Kennedy 610.871.1707



ADDRESS	3435 Winchester Road
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$19.25/SF Mod. Gross
AVAILABLE SF	4,287 & 8,480 SF (Divisible)
BUILDING SF	76,697 SF

FEATURES Office space located in a professional park setting with multiple corporate neighbors, ample parking, excellent area demographics, abundant 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 Miller 610.871.1719,
Jennifer Kennedy 610.871.1707

AGGRESSIVE RATES



ADDRESS	1991 Northampton St
CITY	Easton
SALE/LEASE	Lease
LEASE RATE	\$10.00/SF NNN
AVAILABLE SF	±5,800-25,000 SF
BUILDING SF	44,640 SF

FEATURES Office suites on single floor, high ceilings, lots of natural light, ample on-site parking, building has common entrance with vestibule, secondary private entrances per suite, conference and training rooms, private offices, multiple expansive rooms with open layout, convenient to Route 22

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681

SALE OR LEASE



ADDRESS	4317 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Both
PRICE/RATE	Call for details
AVAILABLE SF	12,000-60,000 SF
BUILDING SF	12,000-60,000 SF

FEATURES 1.4 acre, 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 Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681

BELOW MARKET RATE



ADDRESS	4321 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	\$17.50/SF Mod. Gross
AVAILABLE SF	2,696-5,393 SF
BUILDING SF	21,419 SF

FEATURES Move-in ready suite offered at below market rate, William Penn Professional Center is a Class A Office Park, space features 7 private offices, 1 conference room, large bullpen areas for workstations, high traffic location, excellent demographics, minutes from Routes 33, 22 and 78

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	4444 Innovation Way
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$9.00-\$10.00/SF NNN
AVAILABLE SF	11,350-40,540 SF
BUILDING SF	200,000 SF

FEATURES Class A office suites, can be delivered mostly furnished, 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 the LV International Airport

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681

FREE RENT INCENTIVE



ADDRESS	1900 Am Drive
CITY	Quakertown
SALE/LEASE	Lease
LEASE RATE	\$18.50/SF Mod. Gross
AVAILABLE SF	5,401-7,840 SF
BUILDING SF	45,303 SF

FEATURES THREE MONTHS FREE RENT up front with a 5 year lease! Suites can be subdivided, located in Class A two-story building, expansive atrium-style lobby, one dock door, 6.38 acres with ample parking, minutes to I-476 and Route 663

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	2800 Baglyos Circle
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	Call for details
AVAILABLE SF	12,500 SF
BUILDING SF	86,000 SF

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

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681



ADDRESS	505 Independence Road
CITY	East Stroudsburg
SALE/LEASE	Lease
LEASE RATE	\$19.25/SF Mod. Gross
AVAILABLE SF	2,643 SF
BUILDING SF	19,242 SF

FEATURES Second floor office suite 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 Miller 610.871.1719,
Jennifer Kennedy 610.871.1707

COMPETITIVE RATE



ADDRESS	2205 Lehigh Street
CITY	Easton
SALE/LEASE	Lease
LEASE RATE	\$1,200/Month NNN
AVAILABLE SF	1,085 SF
BUILDING SF	1,085 SF

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

CONTACT Matt Sprung, AICP, PP 610.871.1721

COMPETITIVE RATE



ADDRESS	229 S 22nd Street
CITY	Easton
SALE/LEASE	Lease
LEASE RATE	\$2,000/Month NNN
AVAILABLE SF	1,862 SF
BUILDING SF	1,862 SF

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

CONTACT Matt Sprung, AICP, PP 610.871.1721



ADDRESS	417 N 14th Street
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	Call for details
AVAILABLE SF	267-1,815 SF
BUILDING SF	24,181 SF

FEATURES Multiple suites available, first or second floor options, range of sizes, largest suite is shell-space ready for custom buildout, building is elevator served, off-street and on-street parking options, convenient to downtown Allentown amenities

CONTACT Jennifer Kennedy 610.871.1707



ADDRESS	1021 W Turner Street
CITY	Allentown
SALE/LEASE	Lease
LEASE RATE	\$21.18/SF Gross
AVAILABLE SF	1,500 SF
BUILDING SF	6,960 SF

FEATURES First floor office/retail suite, under construction, public water/sewer, historical mixed-use building, on-street parking, located in a very walkable neighborhood, convenient to downtown Allentown, served by public transportation

CONTACT Jennifer Kennedy 610.871.1707



ADDRESS	630 Municipal Drive
CITY	Nazareth
SALE/LEASE	Lease
LEASE RATE	Call for details
AVAILABLE SF	2,200 SF
BUILDING SF	67,366 SF

FEATURES Second floor office suite in flex building, 3 private offices, 1 conference room, open bullpen, private bathroom, kitchenette, professional business park setting, 5.14 acres, on-site parking, minutes to Routes 191, 22, and 33

CONTACT Michael Adams, SIOR, 610.871.1701
Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681

COMMERCIAL / RETAIL



ADDRESS	3690 Lehigh Street
CITY	Whitehall
SALE/LEASE	Lease
LEASE RATE	\$15.00/SF NNN
AVAILABLE SF	880-1,200 SF
BUILDING SF	18,770 SF

FEATURES Retail suites, including recent remodeled cafe space in MacArthur Convenience Center, ample off-street parking, join other local retailers, popular strip center is located minutes from MacArthur Road/Rt-145 and major commercial district

CONTACT Jennifer Kennedy 610.871.1707



FULLY LEASED

ADDRESS	1070 Applebutter Road
CITY	Bethlehem
SALE/LEASE	Sale
SALE PRICE	\$599,000
BUILDING SF	3,792
ACRES	0.36 AC

FEATURES Auto repair shop, detailing, and garage facility for sale, fully leased, 10 bay garage, large paved area, for sale at 12.02% cap rate, 0.36 acre lot, convenient to I-78, Routes 378, 22 and 33

CONTACT Matt Sprung, AICP, PP 610.871.1721



ADDRESS	2920 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	Call for details
AVAILABLE SF	13,000-38,312 SF
BUILDING SF	166,937 SF

FEATURES A highly visible end-cap suite is available in The Shops at Bethlehem, 2 pad sites available for ground lease, center is located in a dense residential area, anchored by Giant Food Stores, great visibility, tenant improvement allowance

CONTACT Jennifer Kennedy 610.871.1707

INVESTMENT/REDEVELOPMENT



REDEVELOPMENT

ADDRESS	333 S 1st Street
CITY	Bangor
SALE/LEASE	Sale
SALE PRICE	\$699,900
BUILDING SF	10,682 SF
ACRES	1.74 AC

FEATURES Redevelopment opportunity for drive-thru restaurant. Gateway commercial zoning allows for a wide range of permitted uses. Call to discuss potential concepts.

CONTACT Matt Sprung, AICP, PP 610.871.1721



ADDRESS	2211 Mack Blvd
CITY	Allentown
SALE/LEASE	Sale
SALE PRICE	Call for details
AVAILABLE SF	0 SF
BUILDING SF	9,474 SF

FEATURES Fully occupied office building for sale, freestanding, corner property with ample parking, two-story building, convenient access to Routes 309 and I-78

CONTACT Jennifer Kennedy 610.871.1707

FULLY LEASED



ADDRESS	1070 Applebutter Road
CITY	Bethlehem
SALE/LEASE	Sale
SALE PRICE	\$599,000
BUILDING SF	3,792
ACRES	0.36 AC

FEATURES Auto repair shop, detailing, and garage facility for sale, fully leased, 10 bay garage, large paved area, for sale at 12.02% cap rate, 0.36 acre lot, convenient to I-78, Routes 378, 22 and 33

CONTACT Matt Sprung, AICP, PP 610.871.1721



ADDRESS	927 W Hamilton St
CITY	Allentown
SALE/LEASE	Sale
SALE PRICE	\$900,000
AVAILABLE SF	Fully Occupied
BUILDING SF	±6,510 SF

FEATURES Fully leased two-story, retail/office building, 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

LAND



ADDRESS	6671 Silver Crest Rd
CITY	Bath
SALE/LEASE	Sale
SALE PRICE	\$999,500
ACRES	4.83 AC
ZONING	Commercial Zoning

FEATURES Flexible commercial zoning, two access points to parcel, access to essential utilities including public sewer, natural gas, and 3-phase power, concept plans available (call for details), near lighted intersection, convenient to Rt 512

CONTACT Matt Sprung, AICP, PP 610.871.1721
Frank T. Smith, CCIM 610.871.1682



ADDRESS	425 Kromer Road
CITY	Wind Gap
SALE/LEASE	Sale
SALE PRICE	\$3,250,000
ACRES	±25 AC
ZONING	GC - General Commercial

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, AICP, PP 610.871.1721



ADDRESS	15-45 Morgan Hill Road
CITY	Easton
SALE/LEASE	Sale
SALE PRICE	Call for details
ACRES	4.75 AC
ZONING	Highway Commercial

FEATURES Exceptional commercial development opportunity 0.2 miles north of I-78 in Easton, level topography, 4.75 acres zoned highway commercial, sewer, water, and gas

CONTACT Matt Sprung, AICP, PP 610.871.1721



ADDRESS	2920 Easton Avenue
CITY	Bethlehem
SALE/LEASE	Lease
LEASE RATE	Call for details
ACRES	±0.52 and ±1.3 Acres
ZONING	GC - General Commercial

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, Lehigh Valley Martial Arts, day care, and restaurants, served by LANTA bus

CONTACT Jennifer Kennedy 610.871.1707



ADDRESS	Route 443 & Mall Lane
CITY	Lehigh Valley
SALE/LEASE	Sale
SALE PRICE	Call for details
ACRES	Up to 48+ Acres
ZONING	C1 - Planned Commercial

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 610.871.1682



ADDRESS	304 E. Union Street
CITY	Whitehall
SALE/LEASE	Sale
SALE PRICE	\$1,300,000
ACRES	0.84 AC
ZONING	C1 - Neighborhood Commercial

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



ADDRESS	1022 3rd Street
CITY	Whitehall
SALE/LEASE	Sale
SALE PRICE	\$3,600,000
ACRES	7.47 AC
ZONING	R5 - High Density Residential

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



ADDRESS	1400 Uhler Road
CITY	Easton
SALE/LEASE	Sale
SALE PRICE	\$1,650,000
ACRES	26.54 AC
ZONING	Employment Center

FEATURES Land for sale, front 4.5 acres for sale separately, generous zoning, located on major connector road, all utilities at site, owner is a site developer, will sell subject to approvals

CONTACT Matt Sprung, AICP, PP 610.871.1721
Sig Schorr 973.463.1011



ADDRESS	1216 Dorset Drive
CITY	Bushkill-Lehman Twp
SALE/LEASE	Sale
SALE PRICE	\$999,900
ACRES	82+ AC
ZONING	Low Density Residential

FEATURES Vacant land, opportunity for campground (non-RV), religious retreat, "glamping", residential housing, retirement community, bed & breakfast, golf course, includes private +1.6 acre lake, 3 mi. north of Rt 209, convenient to Bushkill Falls & Shawnee Mountain, access via I-80 and major highways

CONTACT Matt Sprung, AICP, PP 610.871.1721



ADDRESS	4317 Easton Avenue	FEATURES	1.4 acre, 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
CITY	Bethlehem	CONTACT	Michael Adams, SIOR, 610.871.1701
SALE/LEASE	Both		Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681
PRICE/RATE	Call for details		
ACRES	1.4 AC		
ZONING	Office/Business		



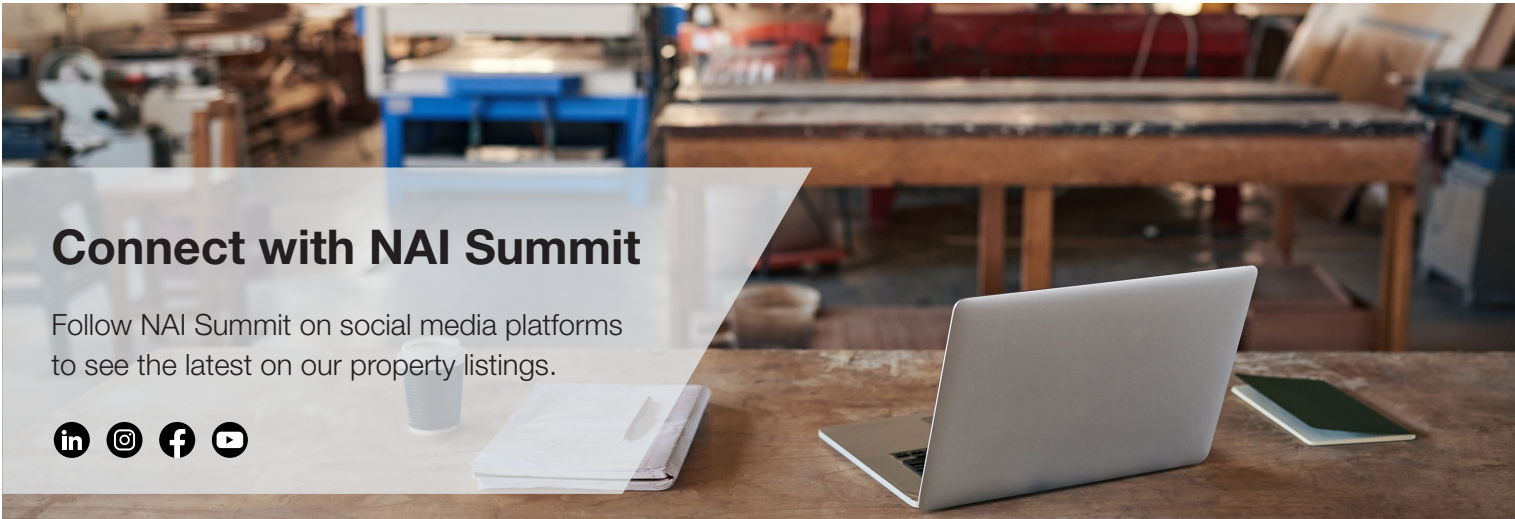
ADDRESS	1050 Mill Road	FEATURES	Ground lease, potential truck parking or outdoor storage, 8.5 acre site in professional business park with multiple corporate neighbors, light industrial zoning, conveniently located right off Route 100 with access to Route 22/I-78
CITY	Allentown	CONTACT	Michael Adams, SIOR, 610.871.1701
SALE/LEASE	Lease		Sarah Finney Miller 610.871.1719, Collin Holben 610.871.1681
LEASE RATE	Call for details		
ACRES	8.5 AC		
ZONING	Light Industrial		



ADDRESS	West Side Claremont Avenue	CONTACT	Matt Sprung, AICP, PP 610.871.1721
CITY	Tamaqua		
SALE/LEASE	Sale		
ACRES	4± Acres		
ZONING	HC - Highway Commercial		

LISTING UPDATE
SALE PRICE
\$1,250,000

FEATURES
4± acres located on Claremont Ave/Route 309 Southbound, adjacent to proposed Wawa, municipal sewer/water, 453'± frontage on divided highway with access to signalized intersection



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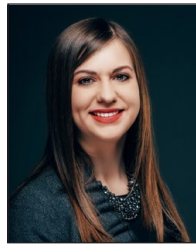
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OF EXCELLENCE



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