



## 1 E Broad St

1 E Broad St, Bethlehem, PA 18018



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# 1 E Broad St

\$15.50 /SF/Yr

Highly desirable location on the corner of East Broad St. and New St. in the heart of downtown Bethlehem, just blocks from the City Municipal Complex. Easy access to Route 378 and I-78. Downtown shops, restaurants, banks, and parking deck are all within walking distance. One East Broad is the newest addition to the streetscape, filling another void on a prominent downtown corner in Bethlehem. Designed with a Neo-classic style and ornate interior finishes, this 5 Story building offers 1st Floor prime retail space and Class A Office Space on the 2nd-5th Floors. Suites on the 2nd Floor are sub-dividable. Very Competitive rates and various units sizes are available....

- Located on the NE corner of New and Broad Street in Historic downtown Bethlehem.
- Approximately a ½ mile from Routes 378 and just minutes from Routes 22
- Neighboring businesses include Lafayette Ambassador Bank, The Melting Pot Restaurant, Janney Montgomery Scott, Finance of America Mortgage
- Restaurants within walking distance



Rental Rate:	\$15.50 /SF/Yr
Min. Divisible:	940 SF
Property Type:	Office
Property Subtype:	Telecom Hotel/Data Hosting
Building Class:	A
Rentable Building Area:	105,000 SF
Year Built:	2007
Cross Streets:	New St.
Walk Score ®:	87 (Very Walkable)
Transit Score ®:	42 (Some Transit)
Rental Rate Mo:	\$1.29 USD/SF/Mo

## 2nd Floor Ste 210

Space Available	2,158 SF
Rental Rate	\$15.50 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	3 - 15 Years

The unit is right facing E Broad St directly across from Billy's Dinner. Good space for any type of Professional Office. Copy room, conference room, and 5 Offices. Great location plenty of parking. In Historic Bethlehem.

1

## 2nd Floor Ste 220

Space Available	3,397 SF
Rental Rate	\$15.50 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Space looks west from Building. Perfect for any type of High-End Business

2

## 2nd Floor Ste 230

Space Available	3,032 SF
Rental Rate	\$15.50 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

The Unit has a kitchen, conference room, come make this a place to conduct a Professional Business.

3

## 2nd Floor Ste 240

Space Available	2,612 - 6,027 SF
Rental Rate	\$15.50 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Financial Services
Space Type	Relet
Space Use	Office
Lease Term	2 - 15 Years

\*Suite 240 can be sub-developed at the tenant's request into Option 1 of Suite 240 at 3,027 S.F. or Suite 240A at 2,612 S.F.

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## 2nd Floor Ste 250

Space Available	940 - 3,360 SF
Rental Rate	\$15.50 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Financial Services
Space Type	Relet
Space Use	Office
Lease Term	2 - 10 Years

Suite 250 can be subdivided into 940 SF, 1,040, SF, 1,380 SF with Option 1. Option 2 can be divided into 2,420 SF, of 940 SF.

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## 5th Floor Ste 550

Space Available	4,289 SF
Rental Rate	\$15.50 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Financial Services
Space Type	Relet
Space Use	Office
Lease Term	3 - 15 Years

Wonderful space with awesome views as it is facing North and West. Various offices as seen in pictures. We will negotiate with you for free month(s) rent according to your fit-out. Be on the top of Bethlehem.

6

## 5th Floor Ste 560

Space Available	3,204 SF
Rental Rate	\$15.50 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	3 - 15 Years

Beautifully Done woodwork in the Unit. Be in the nicest Suite in 1 E. Broad. This and all Units are ready to start operations tomorrow.

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## Major Tenant Information

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<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
Administrative Office of PA Courts Honorable Jack	-	
Center for Integrated Behavioral Health	-	
Fulton Bank	-	
Immigration & Customs Services	-	
Lincoln Investment Planning, Inc.	3,500	
Linden Data Solutions	-	
The Senate of Pennsylvania	-	
Tinmar Adventures	-	
Vertek Construction Management	-	
Wattean Consulting Services	-	



## 1 E Broad St, Bethlehem, PA 18018

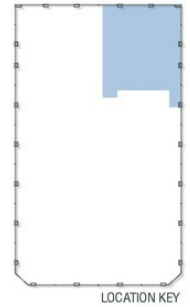
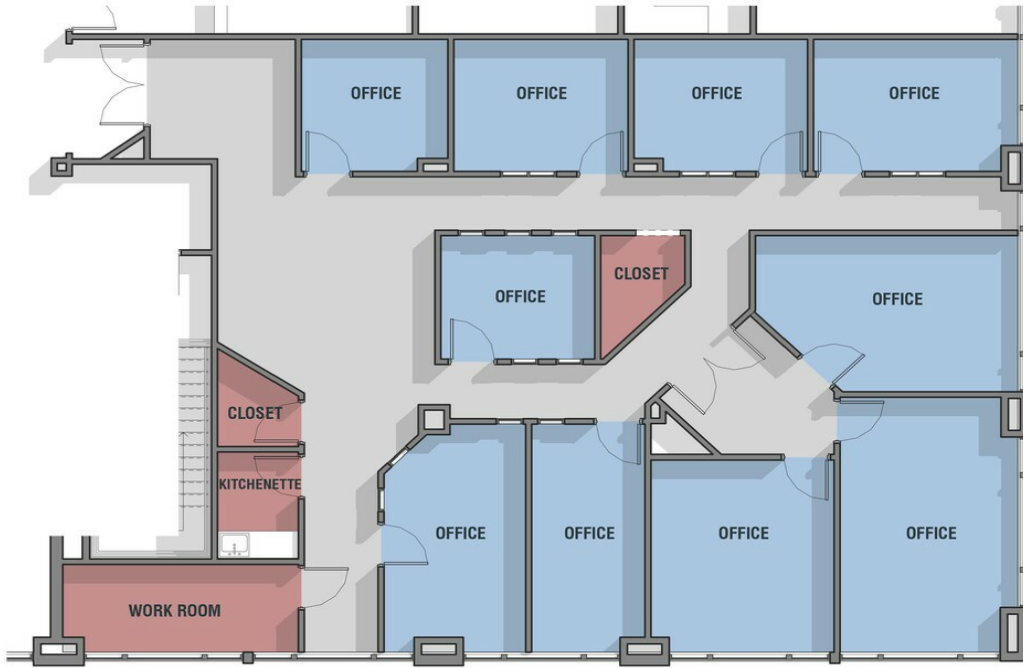
Highly desirable location on the corner of East Broad St. and New St. in the heart of downtown Bethlehem, just blocks from the City Municipal Complex. Easy access to Route 378 and I-78. Downtown shops, restaurants, banks, and parking deck are all within walking distance. One East Broad is the newest addition to the streetscape, filling another void on a prominent downtown corner in Bethlehem. Designed with a Neo-classic style and ornate interior finishes, this 5 Story building offers 1st Floor prime retail space and Class A Office Space on the 2nd-5th Floors. Suites on the 2nd Floor are sub-dividable. Very Competitive rates and various units sizes are available. Attractions & Events: Located in historic Bethlehem Main Street Shopping District with proximity to Moravian College & Lehigh University, Banana Factory, Musikfest Celtic Classic Festival, and Christmas in Bethlehem. The landlord is willing to offer months of free-rent depending on the Lease Term as well as Tenant Improvements (TI).

# Property Photos

## ONE EAST BROAD ST.

## SUITE 560

EXISTING LEASE SPACE  
2,804 S.F.



- PRIVATE OFFICE SPACE
- WORK SPACES
- CIRCULATION

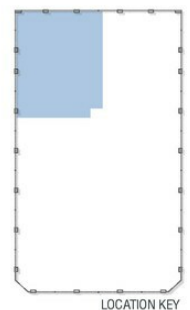
LEVEL 05

ONE EAST BROAD ST. - BETHLEHAM, PA  
Suite 560 Floor Plans 2,804 sf

## ONE EAST BROAD ST.

## SUITE 550

EXISTING LEASE SPACE  
3,754 S.F.



- PRIVATE OFFICE SPACE
- WORK SPACES
- CONFERENCE ROOM
- CIRCULATION

LEVEL 05

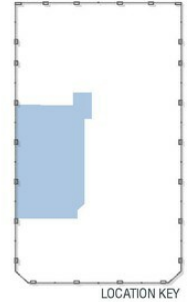
ONE EAST BROAD ST. - BETHLEHAM, PA  
Suite 550 Floor Plans 3,754 sf

# Property Photos

ONE EAST BROAD ST.

SUITE 250 - OPTION 02

EXISTING LEASE SPACE  
SUITE 250 - 1,380 S.F.  
SUITE 250A - 1,040 S.F.  
SUITE 250B - 940 S.F.



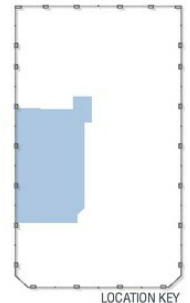
PRIVATE OFFICE SPACE  
OPEN OFFICE SPACE

LEVEL 02 ONE EAST BROAD ST. - BETHLEHAM, PA  
Option 2 Suite 250 1,380sf., 250A 1,040sf., 250B 940sf.

ONE EAST BROAD ST.

SUITE 250 - OPTION 01

EXISTING LEASE SPACE  
SUITE 250 - 2,420 S.F.  
SUITE 250A - 940 S.F.



PRIVATE OFFICE SPACE  
OPEN OFFICE SPACE

LEVEL 02 ONE EAST BROAD ST. - BETHLEHAM, PA  
Option 1 Suite 250 2,420sf., 250A 940sf.

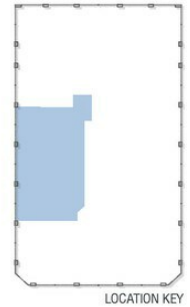


# Property Photos

## ONE EAST BROAD ST.

## SUITE 250

EXISTING LEASE SPACE  
3,360 S.F.



PRIVATE OFFICE SPACE  
OPEN OFFICE SPACE

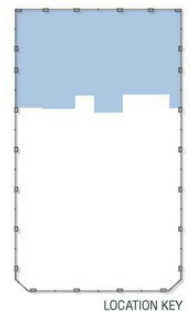
LEVEL 02

ONE EAST BROAD ST. - BETHLEHAM, PA  
EXISTING Suite 250 3,360sf.

## ONE EAST BROAD ST.

## SUITE 240 - OPTION 01

EXISTING LEASE SPACE  
SUITE 240 - 3,027 S.F.  
SUITE 240A - 2,612 S.F.



PRIVATE OFFICE SPACE  
OPEN OFFICE SPACE  
WORK SPACES  
CIRCULATION

LEVEL 02

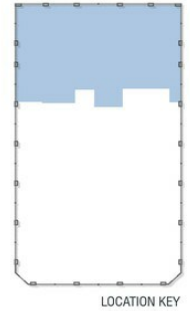
ONE EAST BROAD ST. - BETHLEHAM, PA  
Option 1 Suite 240 3,027sf, 240A 2,612sf

# Property Photos

## ONE EAST BROAD ST.

## SUITE 240

EXISTING LEASE SPACE  
6,027 S.F.



- PRIVATE OFFICE SPACE
- OPEN OFFICE SPACE
- WORK SPACES
- CIRCULATION

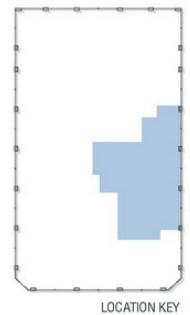
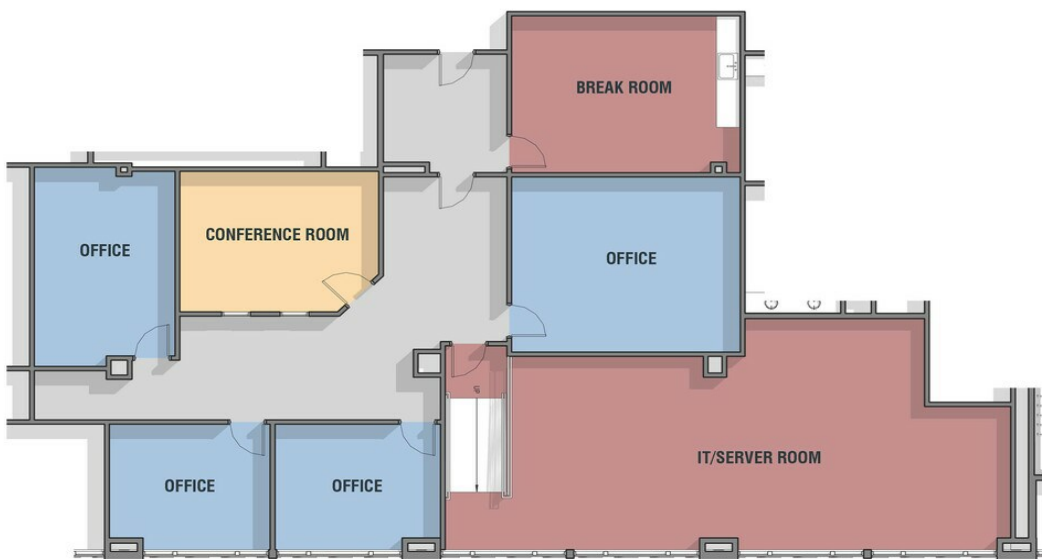
LEVEL 02

ONE EAST BROAD ST. - BETHLEHAM, PA  
Suite 240 Floor Plans: 6,027 sf

## ONE EAST BROAD ST.

## SUITE 230

EXISTING LEASE SPACE  
3,032 S.F.



- PRIVATE OFFICE SPACE
- WORK SPACES
- CONFERENCE ROOM
- CIRCULATION

LEVEL 02

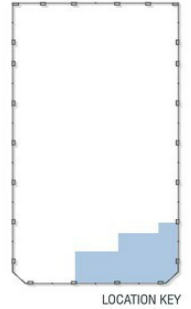
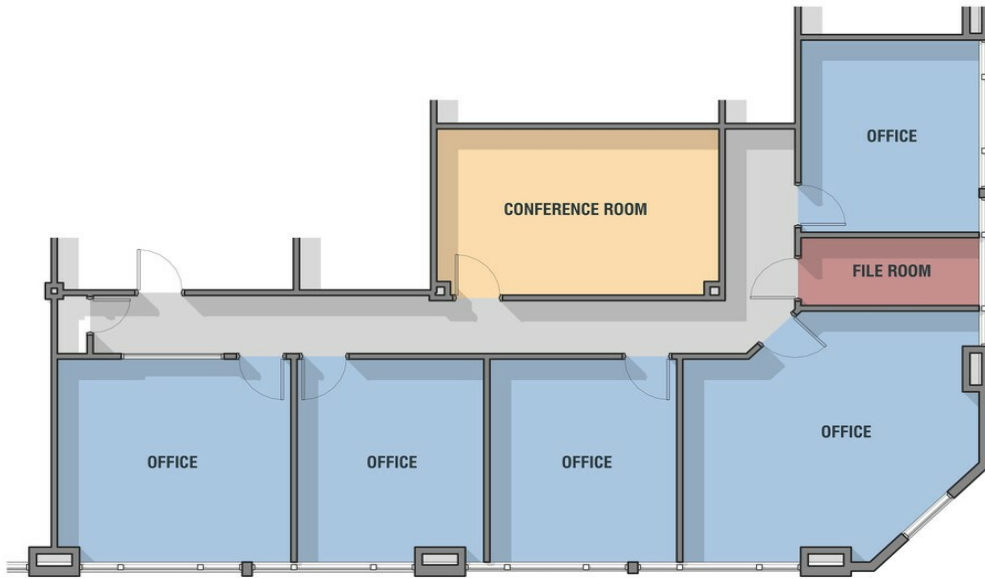
ONE EAST BROAD ST. - BETHLEHAM, PA  
Suite 230 Floor Plans: 3,032 sf

# Property Photos

ONE EAST BROAD ST.

SUITE 210

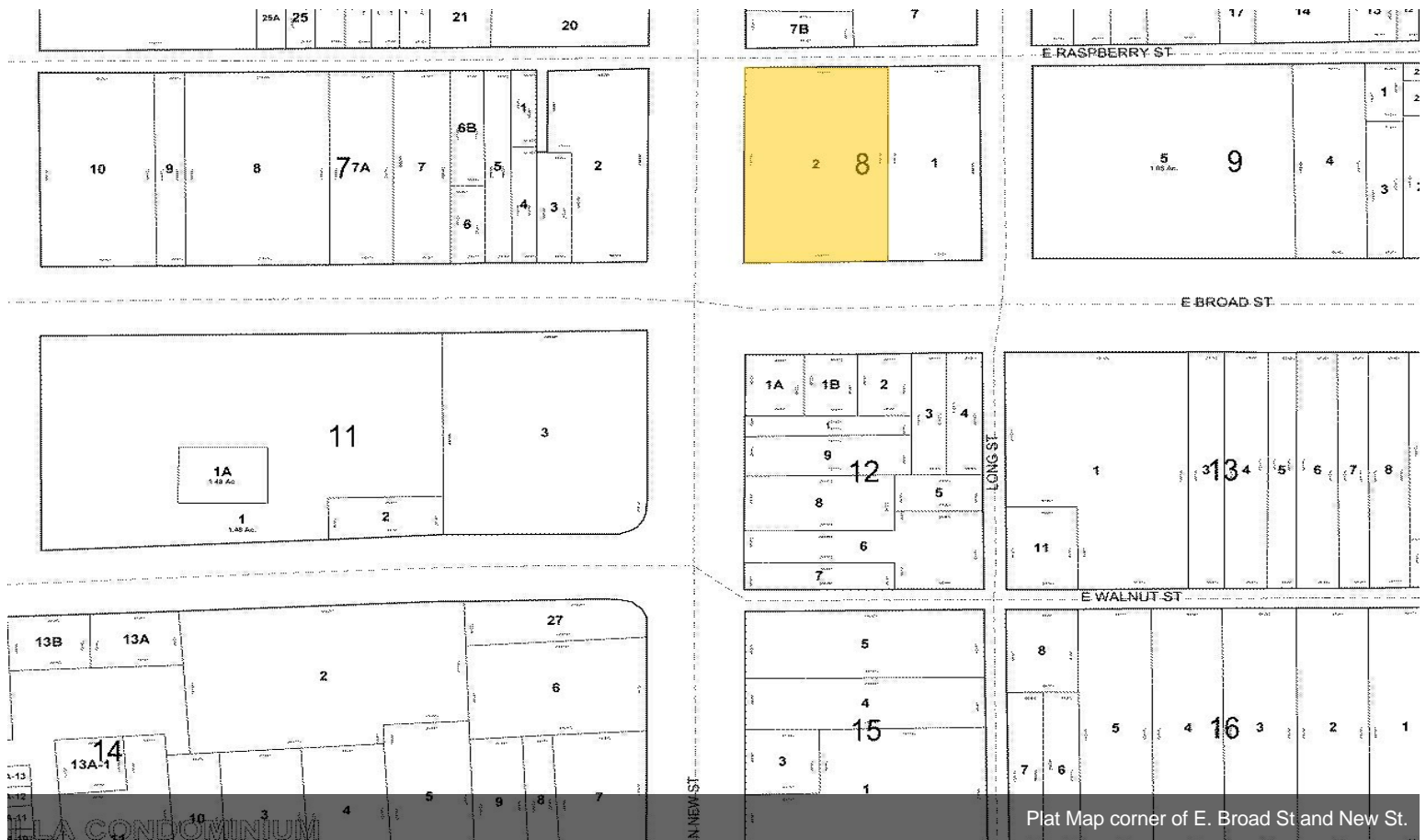
EXISTING LEASE SPACE  
1,832 S.F.



- PRIVATE OFFICE SPACE
- WORK SPACES
- CONFERENCE ROOM
- CIRCULATION

LEVEL 02

ONE EAST BROAD ST. - BETHLEHAM, PA  
Suite 210 Floor Plans: 1,832 sf



# Property Photos



Suite 210 Office



Suite 210 Office

# Property Photos



Suite 220 Office



Suite 220 Office

# Property Photos



# Property Photos



Suite 220 Office



Suite 230 Kitchen

# Property Photos





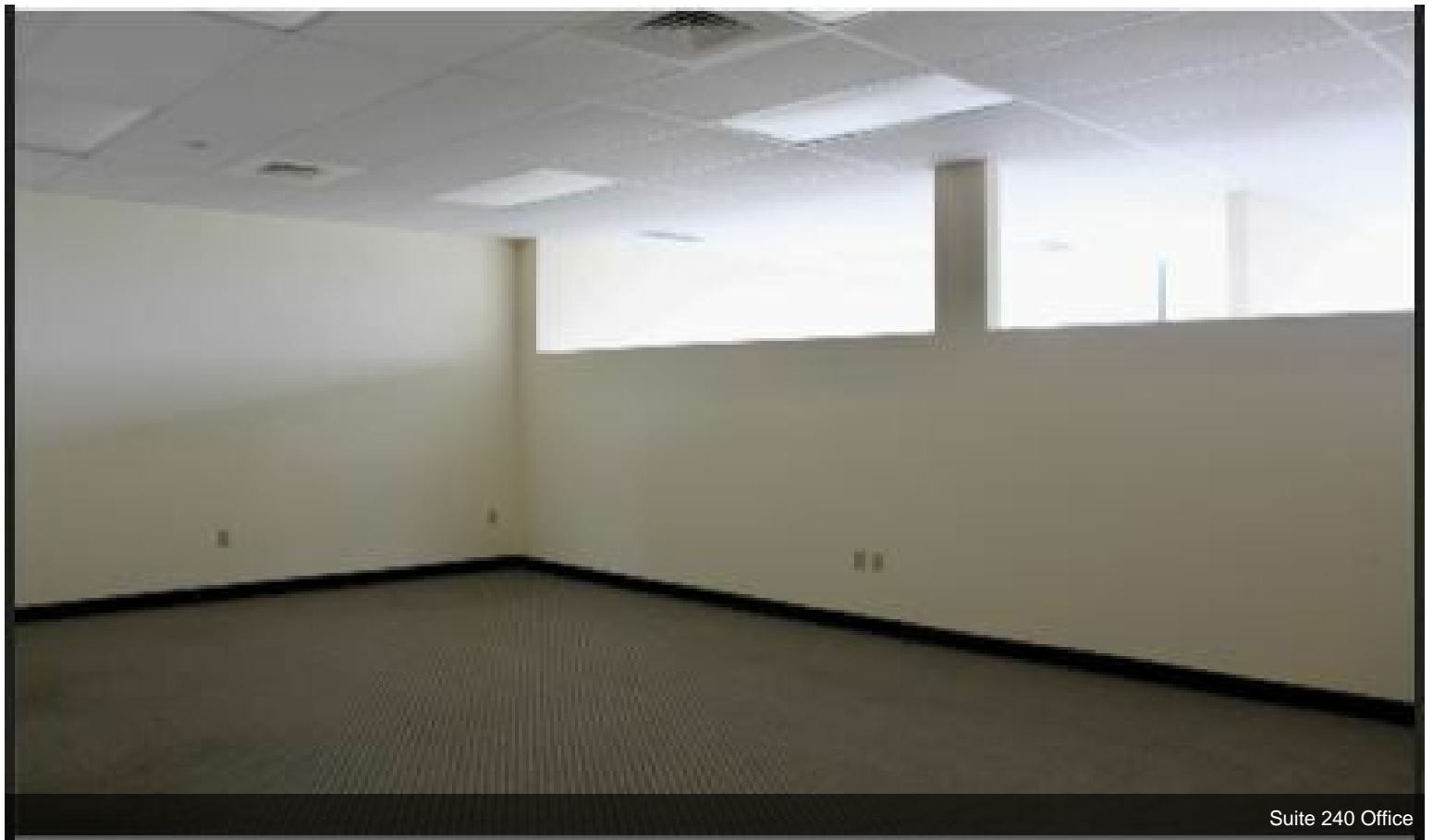
## Property Photos



# Property Photos



Suite 240 CEO Office



Suite 240 Office

# Property Photos



Looking SW Suite 550



Looking West Suite 550

# Property Photos



Suite 550 CEO Office



Suite 550 Conference Room

## Property Photos



Looking North Suite 550



Entrance to Suite 560

# Property Photos



Walking into Suite 560



Suite 560