

# Flat Iron Building

BETHLEHEM, PENNSYLVANIA



Lease Offering Memorandum

*For more information, please contact:*

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residential | commercial | retail | relationships | versatility

559 Main Street, Suite 300

Bethlehem, PA 18018

[alt-realty.net](http://alt-realty.net)

# Flat Iron Building

301 Broadway Street

Bethlehem, PA 18015

## Building:

6-story professional office building; located at the corner of Broadway and 4<sup>th</sup> Street, in the heart of South Bethlehem. Building is undergoing a complete floor by floor renovation as well as common areas and elevator banks. This historic building features high ceilings, dual elevator service, garage parking, refurbished lobbies and new restrooms. Wells Fargo on-site for added convenience.

## Location Features:

Walking distance to Lehigh University, restaurants, and shopping areas. Easy access to Routes 309, 378, 412, & I-76

## Property Specs:

**Building/Lot Size:** 30,000 SF

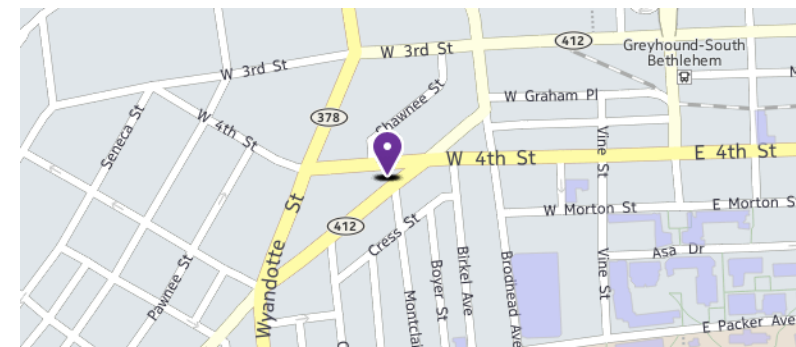
**Space Available:** 500 SF – \$12.50 Full Service  
2,300 SF - \$15.65 Full Service

**Lease Type:** Gross

**Rental Rate:** Negotiable

**Parking:** Adjacent parking deck

**Tax Incentive:** Keystone Innovation Zone



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## Building Plans

MEZZ LEVEL

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2,300 Square Feet

Lease Rate:

\$15.65/FS

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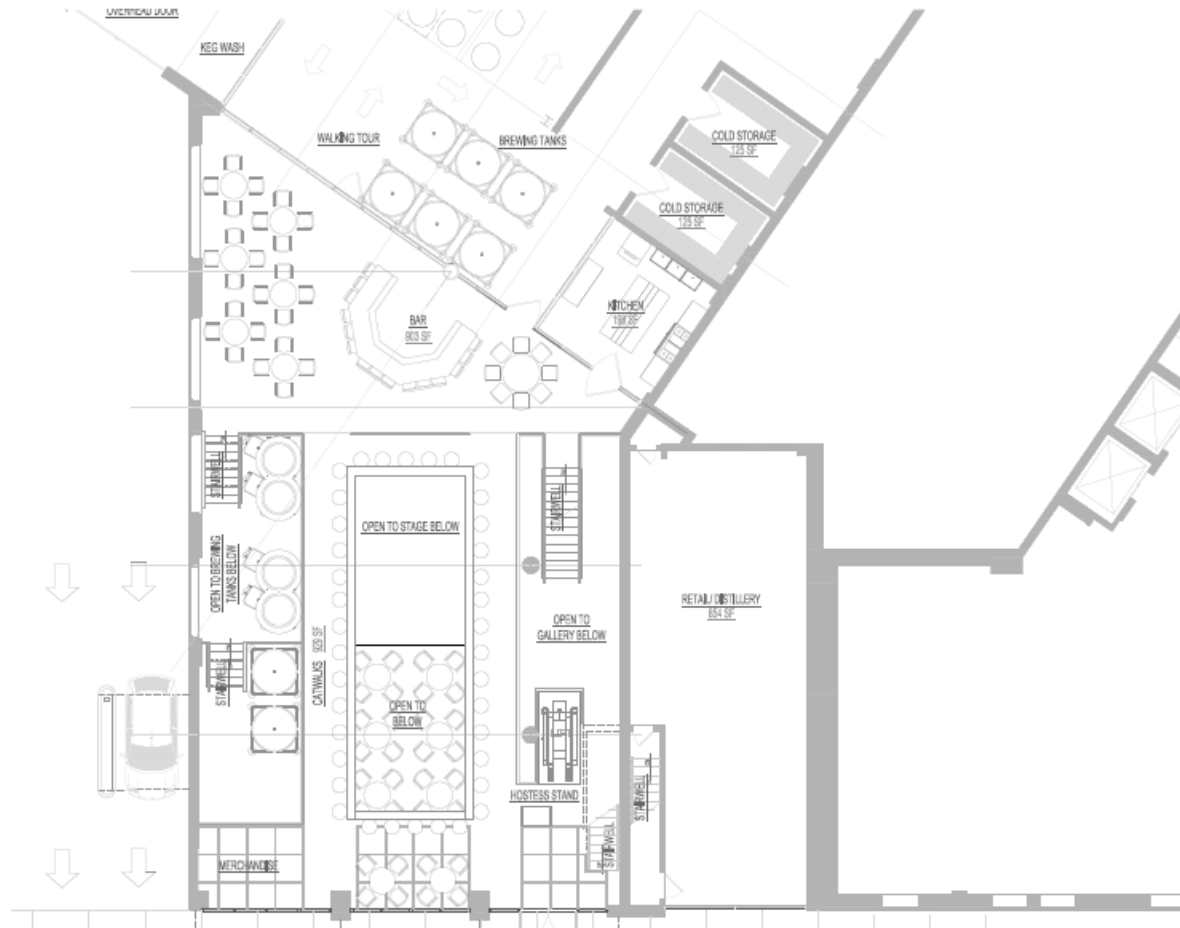
## Building Plans

### STREET LEVEL

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\*PROPOSED RETAIL PLAN\*

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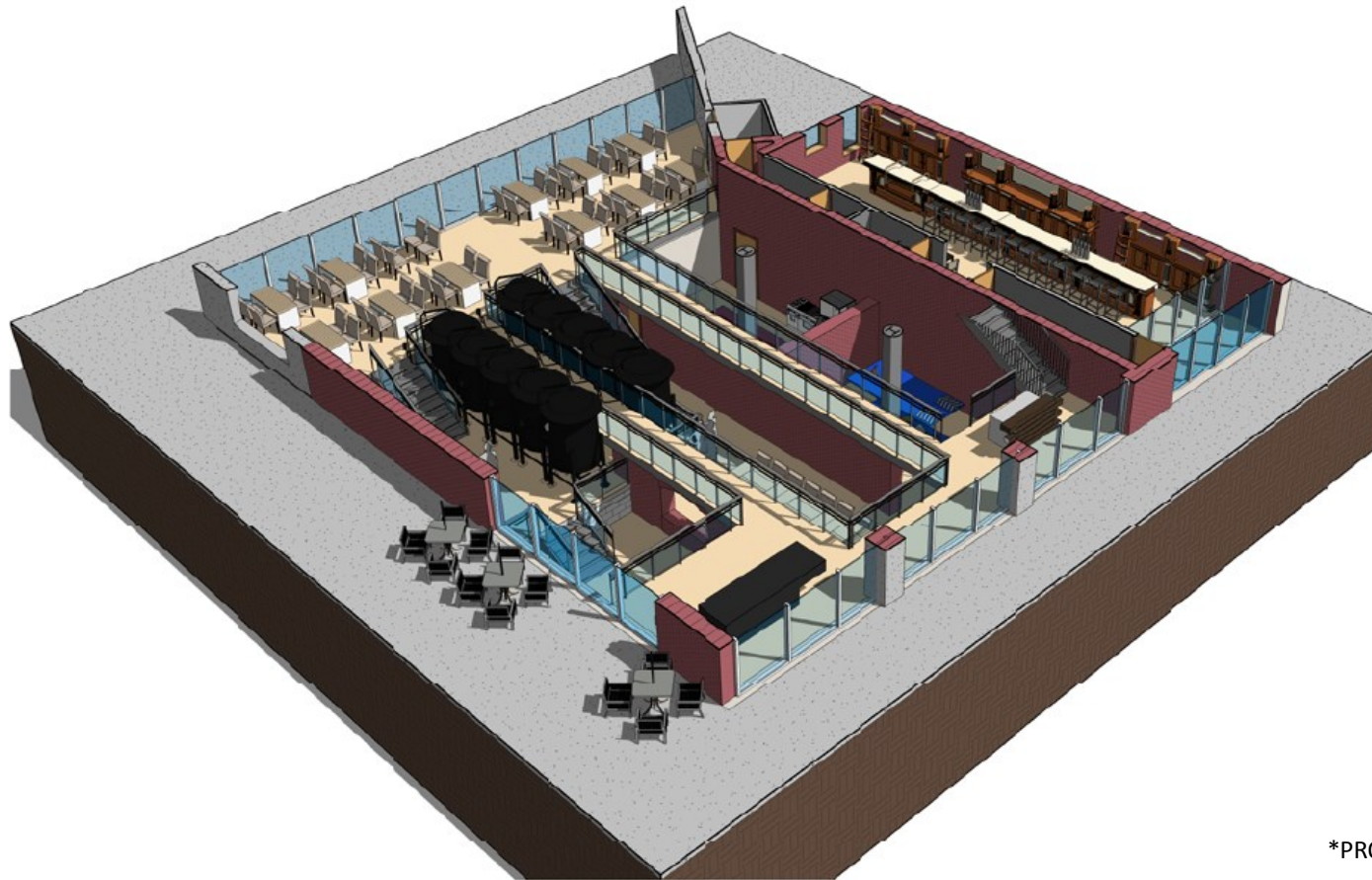
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