

One East Broad Street Professional Building

BETHLEHEM, PENNSYLVANIA



Lease Offering Memorandum

For more information, please contact:

Amy Harris

Sales/Leasing Representative
610.332.9900
aharris@alt-realty.net

Andrew Randolph

Sales/Leasing Representative
610.332.9900
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559 Main Street, Suite 300
Bethlehem, PA 18018
alt-realty.net

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Building:

1 East Broad Street, Bethlehem, PA 18018

Northampton County

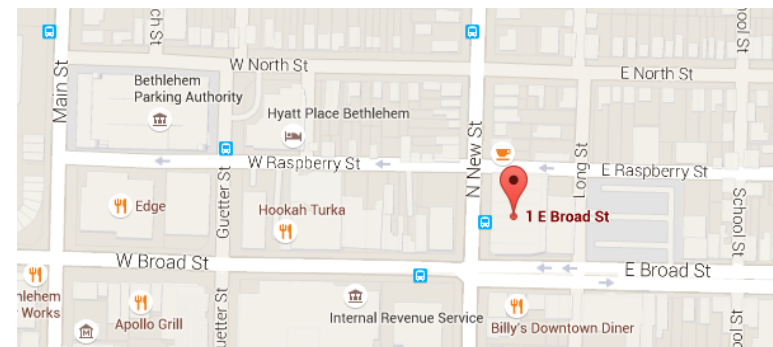
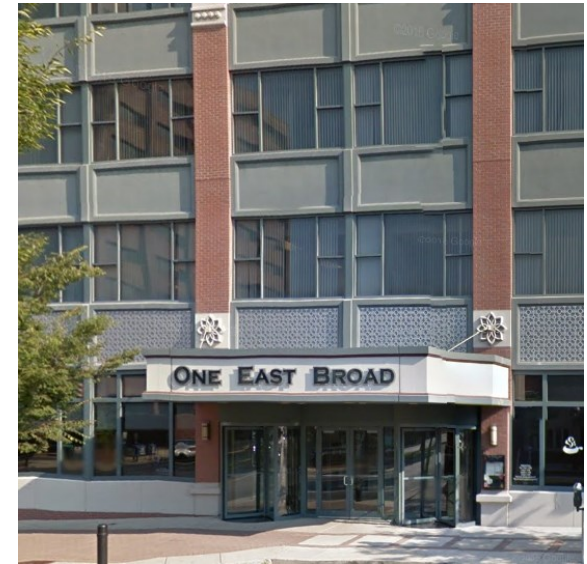
The One East Broad Professional Building is an attractive five story building located in a growing retail and business corridor. The property is approximately a ½ mile from Routes 378 and just minutes from Routes 22. This Class 'A' office and retail building is surrounded by restaurants, retail, and entertainment.

Zoning:

Commercial/Central Business District

Neighboring Businesses:

- Lafayette Ambassador Bank
- The Melting Pot Restaurant
- Janney Montgomery Scott
- Finance of America Mortgage
- Merchant Bank of Bangor
- Senator Lisa Boscola



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Building Plans

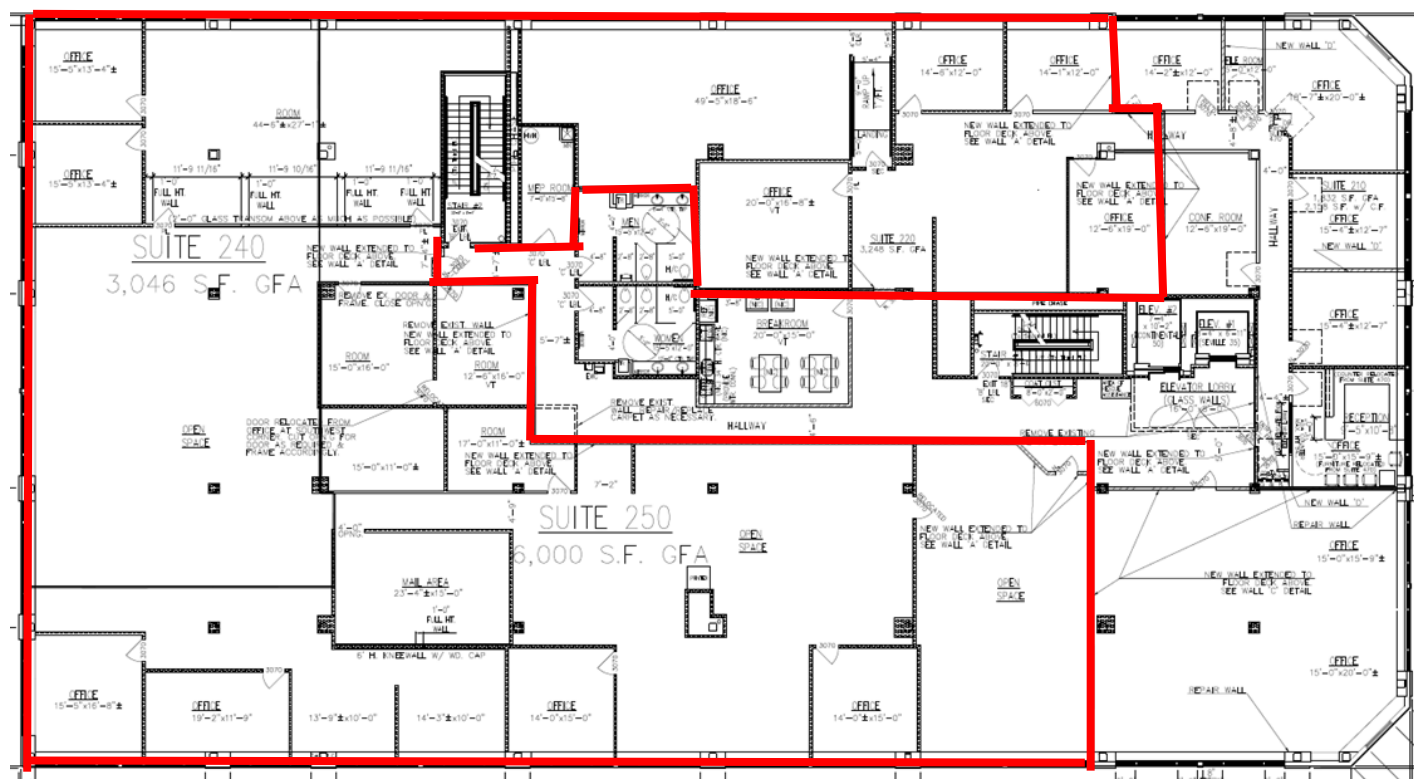
Second Floor

One East Broad Street Professional Building

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Suites ranging from 3,397– 14,663 RSF

Rates Starting at \$14.00 NNN



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Building Plans

Third Floor

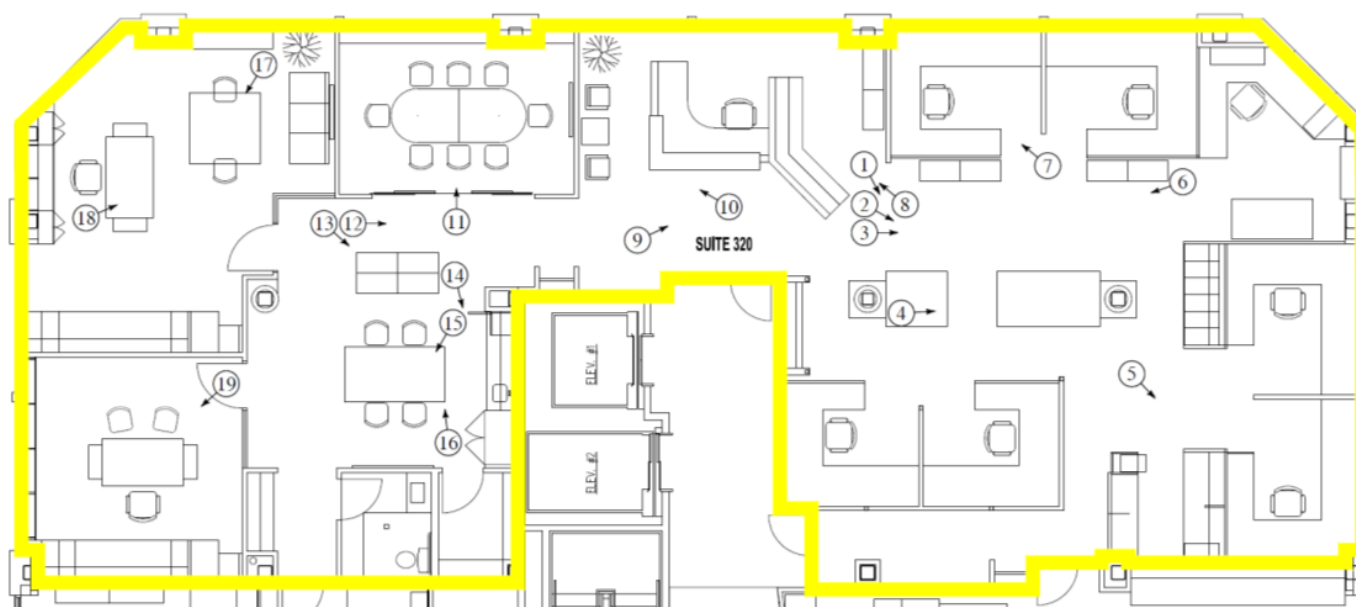
One East Broad Street Professional Building

BETHLEHEM, PENNSYLVANIA

Suite 320— 3,545 RSF

Fully Furnished

\$16.50 NNN



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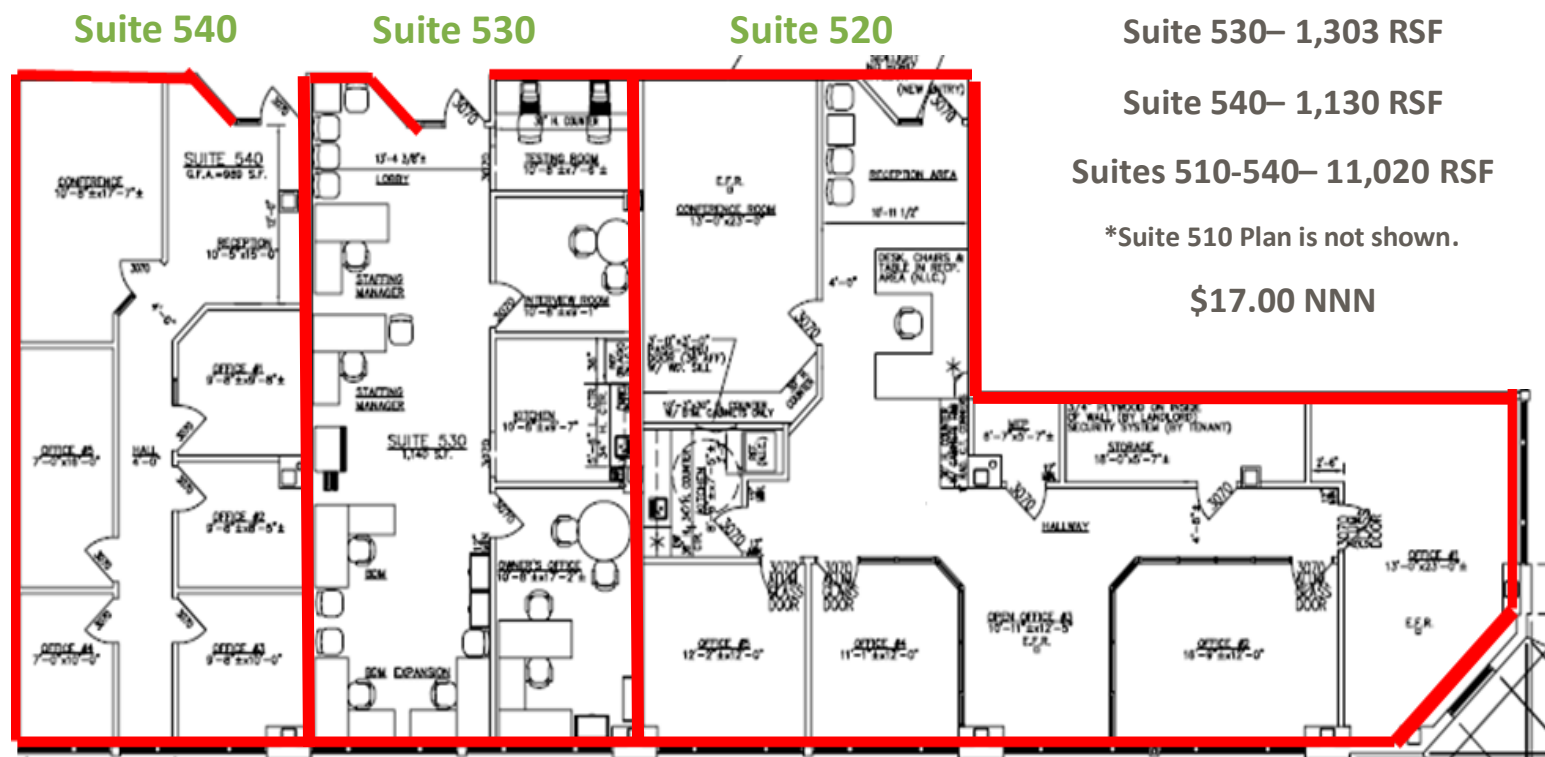
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Building Plans

Fifth Floor

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Suite 510*- 6,202 RSF

Suite 520- 2,385 RSF

Suite 530- 1,303 RSF

Suite 540- 1,130 RSF

Suites 510-540- 11,020 RSF

*Suite 510 Plan is not shown.

\$17.00 NNN

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