



LEASE

3865 Adler Place

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Bethlehem, PA 18017



PRESENTED BY:

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PA #RS273976

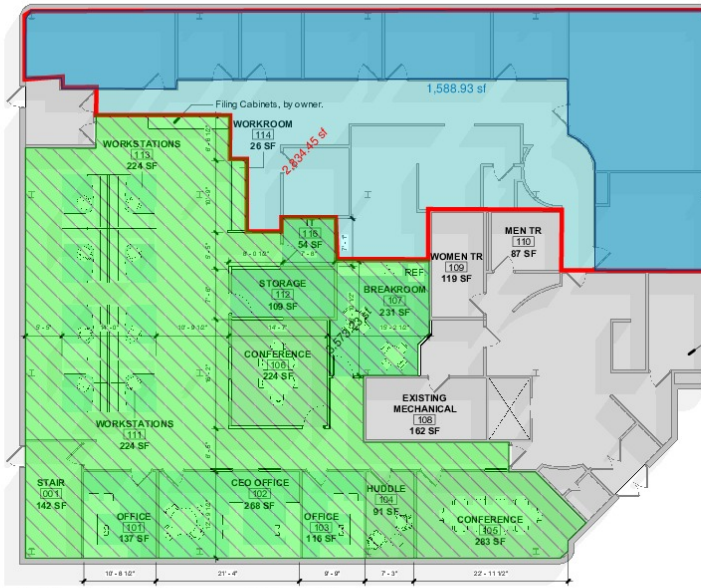
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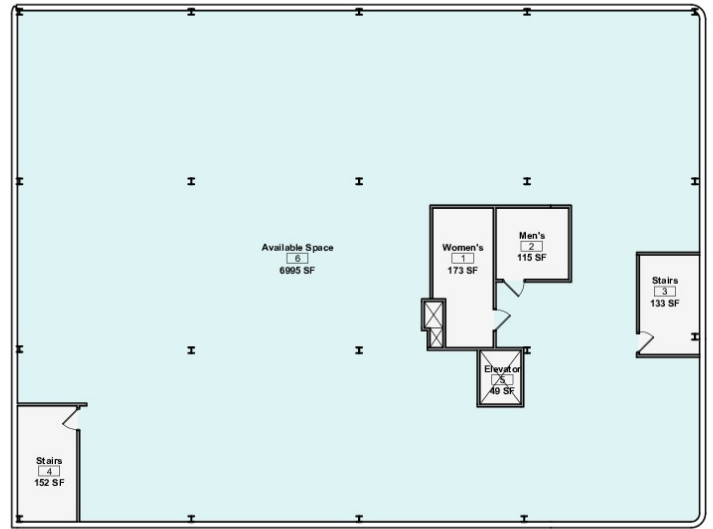
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PROPERTY SUMMARY



1 First Floor - Proposed Work Plan
3/32" = 1'-0"



1 Second Floor Plan - Existing
3/32" = 1'-0"



Place
ICE

OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	15,473 SF
AVAILABLE SF:	3,100 - 6,695 SF
YEAR BUILT:	1985
RENOVATED:	2022
ZONING:	Commercial
MARKET:	Lehigh Valley
SUBMARKET:	LVIP IV
APN:	M6-15-10P

PROPERTY OVERVIEW

- 15,473 Sf recently renovated office building. Common main entrance with reception area on the first floor. Elevator and stair access to second floor.
- 2,885 SF available on first floor.
- Up to 6995 SF on second floor (min 2560 SF).
- Tenant Improvement Allowance available to create your own space.

LOCATION OVERVIEW

- Bethlehem is a city in the Lehigh Valley region of eastern Pennsylvania. As of the 2020 census, the city had a total population of 75,781, making it the eighth largest municipality in Pennsylvania.
- Bethlehem lies in the center of the Lehigh Valley, area that is home to more than 862,000 people making it Pennsylvania's third-largest metropolitan area. Smaller than Allentown but larger than Easton, Bethlehem is the Lehigh Valley's second most populous city

In July 2022, Livability.com included Bethlehem as one of its "Top 100 Best Places to Live."

Bethlehem Business Park is located within Lehigh Valley Industrial Park IV. The surrounding area is home to many professional, manufacturing, warehousing and distribution companies.

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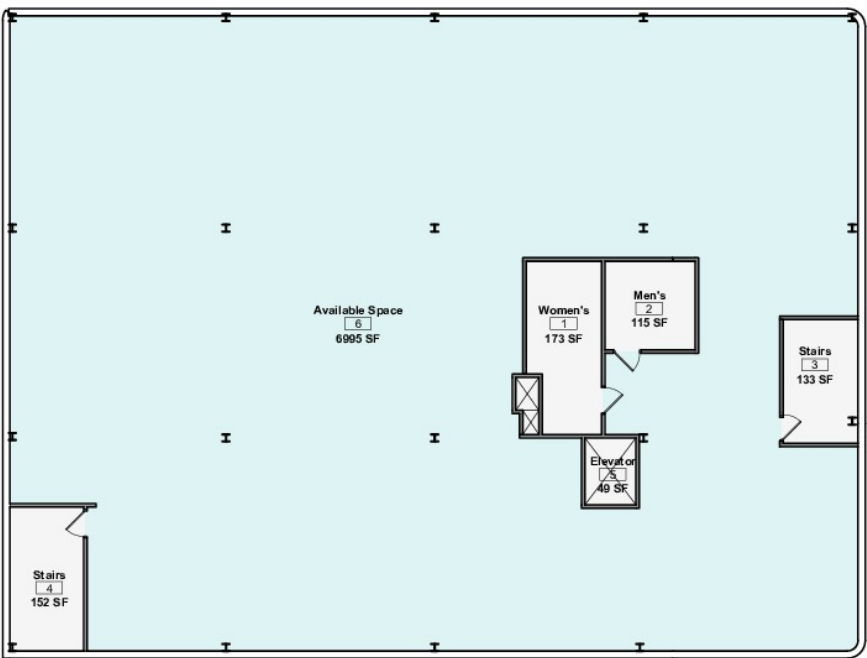
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RETAILER MAP

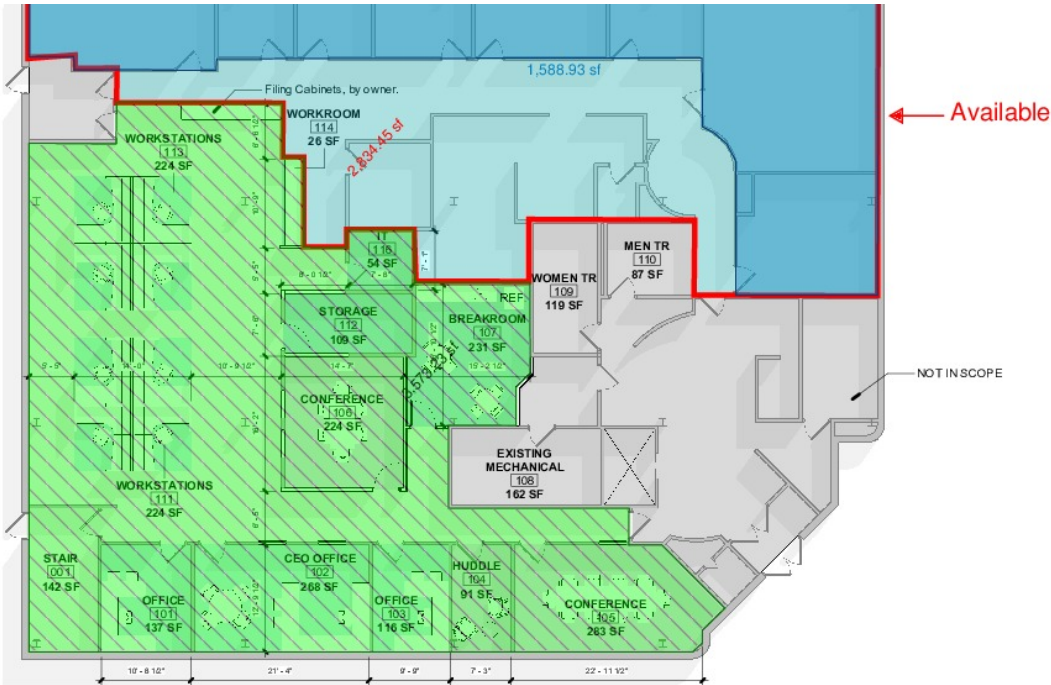
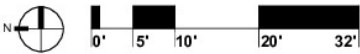


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ADDITIONAL PHOTOS



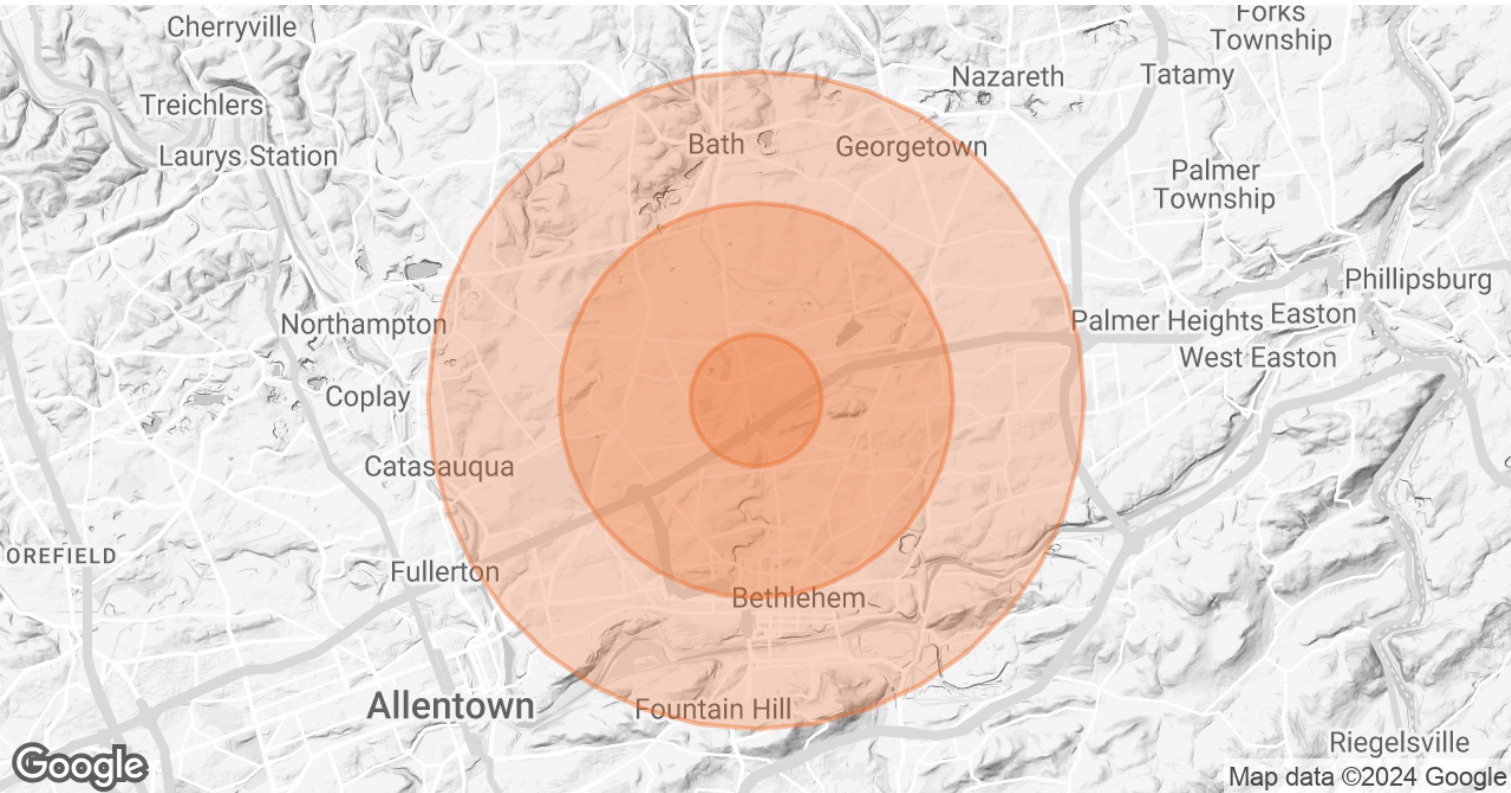
1 Second Floor Plan - Existing
3/32" = 1'-0"



1 First Floor - Proposed Work Plan
3/32" = 1'-0"

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,829	52,646	165,076
AVERAGE AGE	42.9	42.9	39.4
AVERAGE AGE (MALE)	42.8	42.2	38.2
AVERAGE AGE (FEMALE)	43.6	43.8	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,765	21,050	64,216
# OF PERSONS PER HH	2.7	2.5	2.6
AVERAGE HH INCOME	\$107,874	\$80,934	\$66,618
AVERAGE HOUSE VALUE	\$342,523	\$273,576	\$238,750

* Demographic data derived from 2020 ACS - US Census

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