



Suite Available
in Medical Office
Building



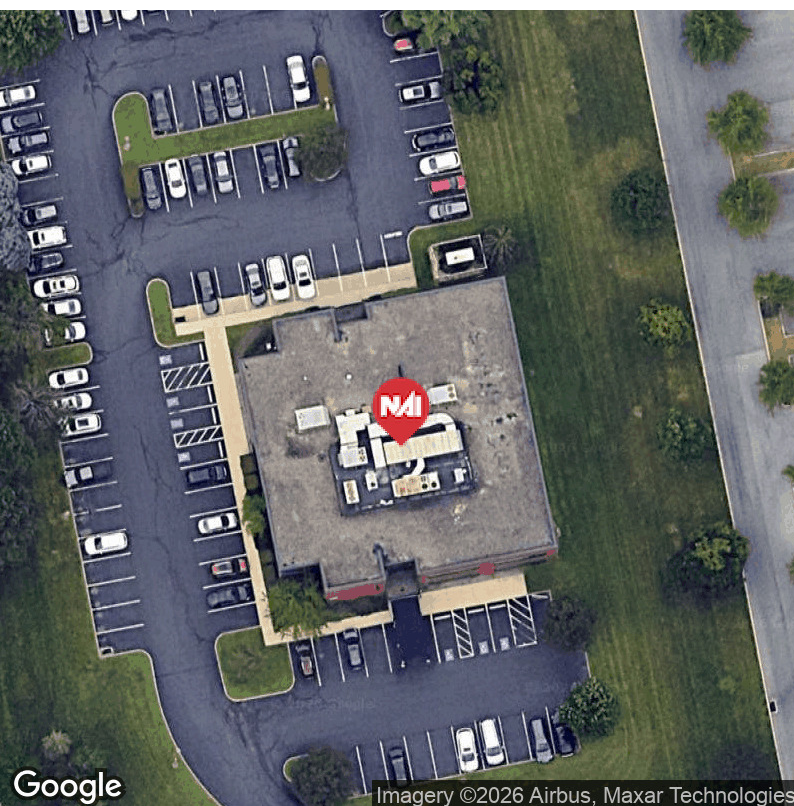
2851 Baglyos Circle

Bethlehem, PA 18020

Sarah Finney Miller
O: 610.871.1719 | C: 610.554.5695
sfinney@naisummit.com

Michael Adams, SIOR
O: 610.871.1701 | C: 610.704.3681
madams@naisummit.com

Collin Holben
O: 610.871.1691 | C: 484.951.4517
cholben@naisummit.com



Property Type	Office
Property Subtype	Medical
Building Size	18,112 SF
Lot Size	2.16 Acres
Building Class	B

Suite 200 is a well-maintained office space located on the second floor of a medical office building. Ready for conversion to medical tenant use. The configuration includes reception, staff lounge, workstation areas, 3 in-suite restrooms, 2 conference/training rooms, 11 private offices perfectly sized to become exam rooms. Join existing tenants Center for Specialized Surgery and ENT Specialty Physician Associates.

- Located in one of the strongest healthcare hubs in Eastern Pennsylvania.
- Suite layout is conducive for medical users
- Ownership willing to invest for medical conversion

Location Information

Street Address	2851 Baglyos Circle
City, State, Zip	Bethlehem, PA 18020
County	Northampton
Zoning	05OB

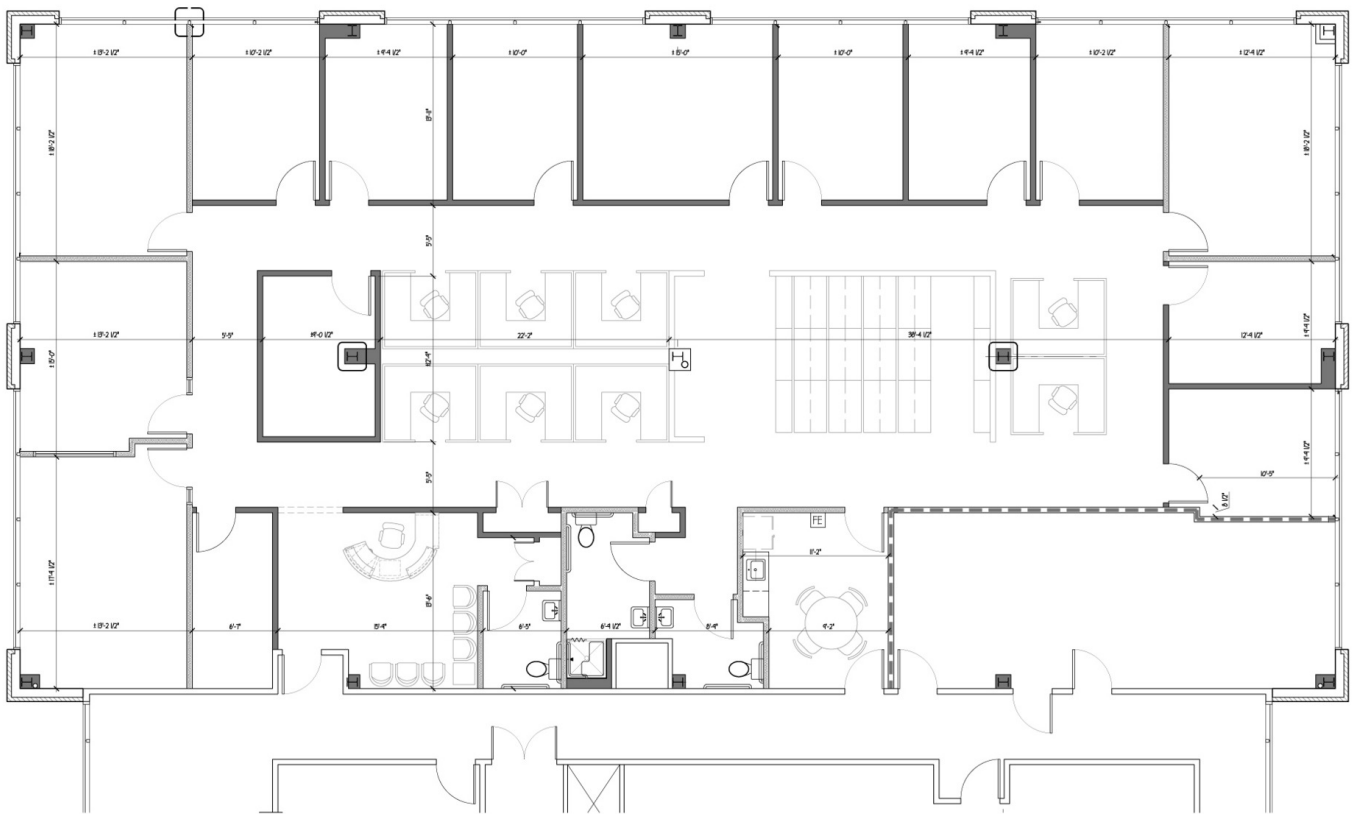
Building Information

Tenancy	Multiple
Number of Floors	2
Year Built	2005
Parking Ratio	5.5/1000
Handicap Access	Yes
Number of Elevators	1

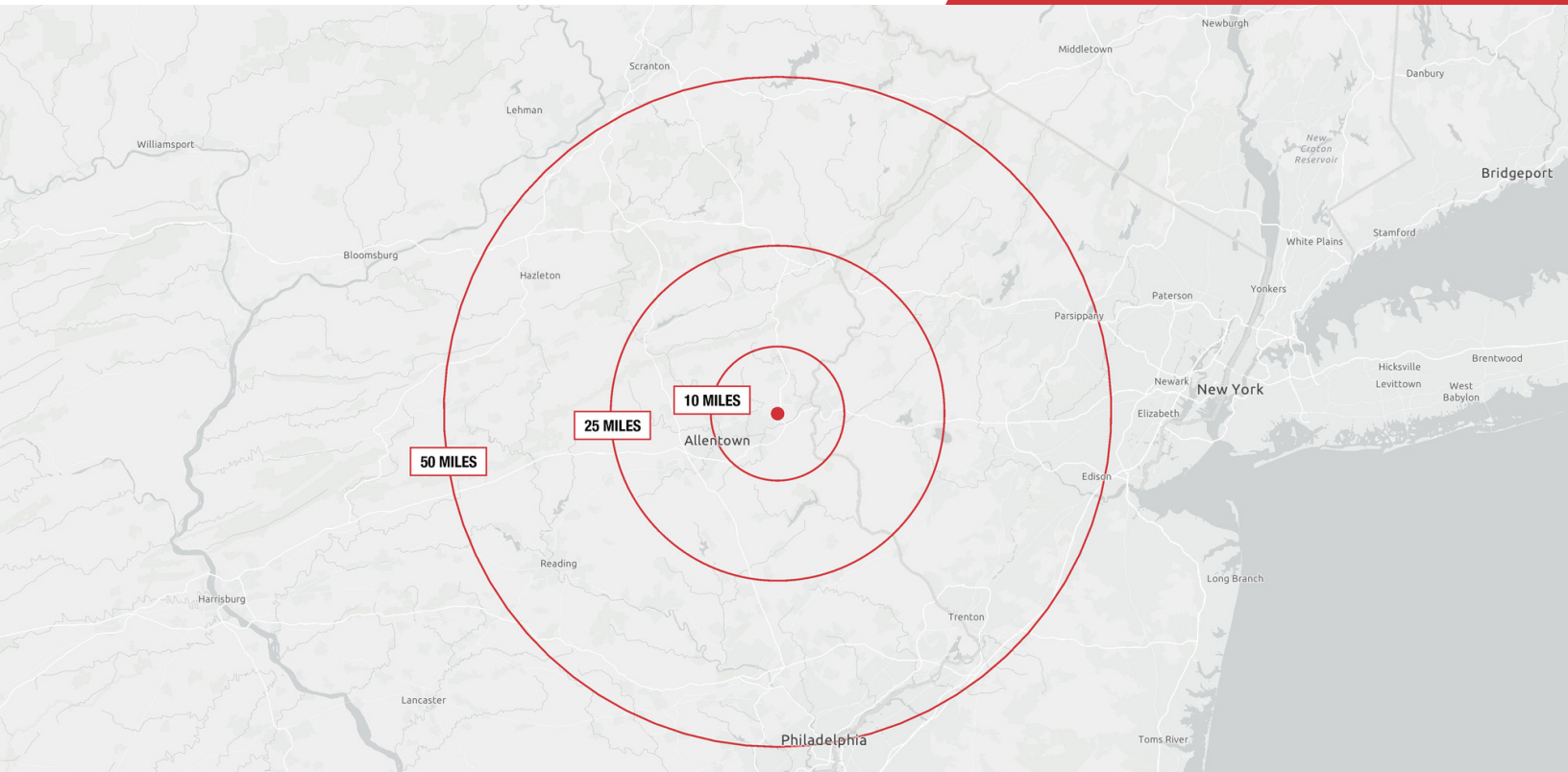
Suite Details

Suite Number	200
Condition	Excellent
Min Divisible	2,500 SF
Max Contiguous	5,571 SF
Private Offices	11
Conference Rooms	2
Additional Amenities	Outdoor Seating Monument Signage









	Time	Miles
Route 33	2 min	0.5 miles
Route 22	4 min	1.8 miles
I-78	5 min	2.3 miles
Route 512	10 min	7.6 miles
Route 378	13 min	10 miles

Location Advantages

- Directly off Route 33, 78, and 22. Located within 1 mile to St. Luke's Hospital - Anderson Campus.
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

Michael Adams

Senior Vice President / Broker of Record

O: 610 871 1701

madams@naisummit.com

Sarah Finney Miller

Senior Vice President

O: 610 871 1719

sfinney@naisummit.com

Collin Holben

Associate

O: 610 871 1691

cholben@naisummit.com