



For Lease: Modern Freestanding Medical

1005 Harvard Ave

1005 Harvard Ave, Bethlehem, PA 18015



PROPERTY SUMMARY

1005 Harvard Ave offers 8,066 SF of well-positioned commercial space in one of the area's most active corridors. The building delivers quality construction, efficient floor plate, and strong street presence — giving tenants a professional address with the visibility and access needed to support daily operations and customer traffic.

Lease Rate	\$25 SF/yr (NNN)	Taxes	\$28,579/yr
Site Size	2.91 Acres	Zoning	H1
Building Size	8,066 SF	Market	Bethlehem
Available	Negotiable		
Year Built	2017		



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PROPERTY DESCRIPTION

Former Fresenius, built in 2017. 1005 Harvard Ave offers 8,066 SF of well-positioned commercial space in one of the area's most active corridors. The building delivers quality construction, efficient floor plate, and strong street presence — giving tenants a professional address with the visibility and access needed to support daily operations and customer traffic.

The property includes 31 on-site parking spaces (a generous ~3.8/1,000 SF ratio), prominent signage potential, and a flexible layout suited to a wide range of users. Surrounded by complementary retailers, restaurants, and service businesses, the location benefits from steady foot and vehicle traffic and convenient connectivity to major thoroughfares.

Offered at \$25.00/SF NNN, the space is available with a current lease running through April 2029 and potential for earlier occupancy for the right tenant. Contact the listing team to schedule a tour and discuss terms.

Whole-building opportunity provides exclusive signage, branding, and identity along a recognized Harvard Ave address — a rare offering for owner-occupier-style medical or professional users in the Lehigh Valley submarket.

LOCATION DESCRIPTION

Prime South Bethlehem location in the heart of the Lehigh Valley. Strategically positioned within minutes of St. Luke's University Hospital - Bethlehem Campus, the flagship of one of the region's two dominant health systems, making this an ideal location for medical specialists, referral practices, and allied health providers. Convenient access to Lehigh Valley Health Network (LVHN) facilities, St. Luke's University Health Network, and the broader Lehigh Valley medical ecosystem — supporting cross-referral and specialist networks.

Excellent regional connectivity: immediate access to Route 378, with quick connections to I-78, US-22, and the PA Turnpike (NE Extension) — drawing patients and clients from Bethlehem, Allentown, Easton, and western New Jersey. Established, walkable corridor near Lehigh University, the SouthSide Arts District, and SteelStacks — a stable, professionally oriented neighborhood with strong daytime population and ongoing redevelopment investment. Surrounding amenities — pharmacies, imaging, labs, banking, dining, and ample parking — support staff retention, patient convenience, and client experience.



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BUILDING INFORMATION

BUILDING CLASS	B
OCCUPANCY %	100.0%
TENANCY	Single
CEILING HEIGHT	10 ft
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	8,066 SF
YEAR BUILT	2017
CONSTRUCTION STATUS	Existing
NUMBER OF BUILDINGS	0

PROPERTY HIGHLIGHTS

- Prime location with easy access to major transportation routes
- Modern facilities
- Ample parking
- Ideal for healthcare, specialty, dental, dermatology
- Well-suited for a variety of medical practices



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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,966	66,030	134,636
AVERAGE AGE	35.7	38.2	40.5
AVERAGE AGE (MALE)	38.0	37.5	39.6
AVERAGE AGE (FEMALE)	35.7	39.9	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,531	25,440	52,326
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$84,889	\$99,875	\$113,386
AVERAGE HOUSE VALUE	\$286,435	\$273,635	\$315,311

2023 American Community Survey (ACS)



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