



3147 College Heights Blvd

Allentown, PA 18104

Michael Adams, SIOR

O: 610.871.1701 | C: 610.704.3681
madams@naisummit.com

Sarah Finney Miller

O: 610.871.1719 | C: 610.554.5695
sfinney@naisummit.com

Collin Holben

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

Executive Summary

Exceptional opportunity to acquire a single tenant NNN medical office investment located in one of the Lehigh Valley's premier healthcare corridors. The property is fully leased to a nationally recognized healthcare operator with an established history at the location, providing stable cash flow for investors.

The facility is fully built out as an ambulatory surgery center and is situated in a highly accessible location near Lehigh Valley Health Network (LVHN) Cedar Crest Campus, one of the region's leading healthcare campuses. The surrounding area is home to numerous medical practices, healthcare providers, and complementary commercial services, making it one of the Lehigh Valley's premier medical office destinations.

This investment presents an excellent opportunity for a 1031 exchange buyer, first-time investor, or buyer seeking stable, passive income through an essential healthcare asset with a proven tenancy history.

Address	3147 College Heights Blvd Allentown, Pennsylvania
---------	--

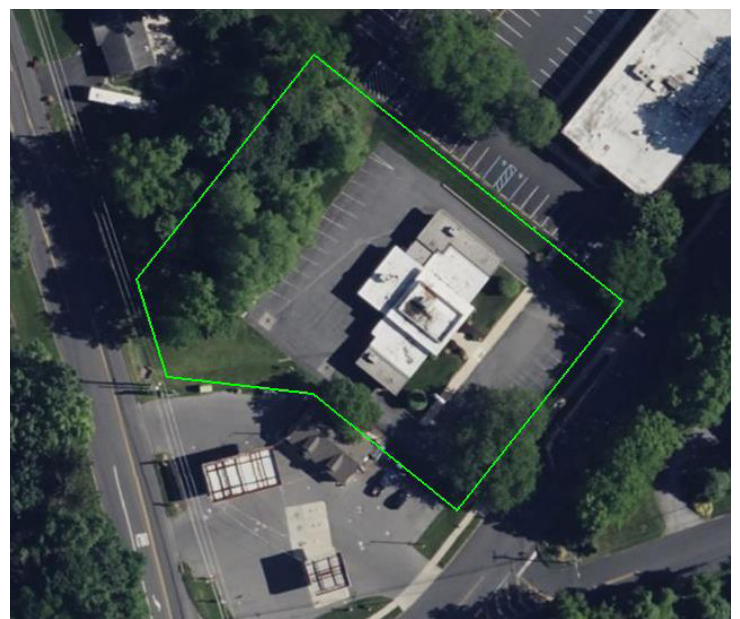
County	Lehigh
--------	--------

Building Size	4,651 SF
---------------	----------

Lot Size	1.13 AC
----------	---------

Year Built	1978
------------	------

Zoning	GX-C: Residential-Office Mix Corridors
--------	---



Offering Highlights



Fully leased to a nationally recognized healthcare operator



Single tenant NNN investment



Established ambulatory surgery center



Long-term, proven tenancy



Prime medical corridor location



Excellent accessibility to regional highways

TENANT OVERVIEW

DATE OF OCCUPANCY	2002
-------------------	------

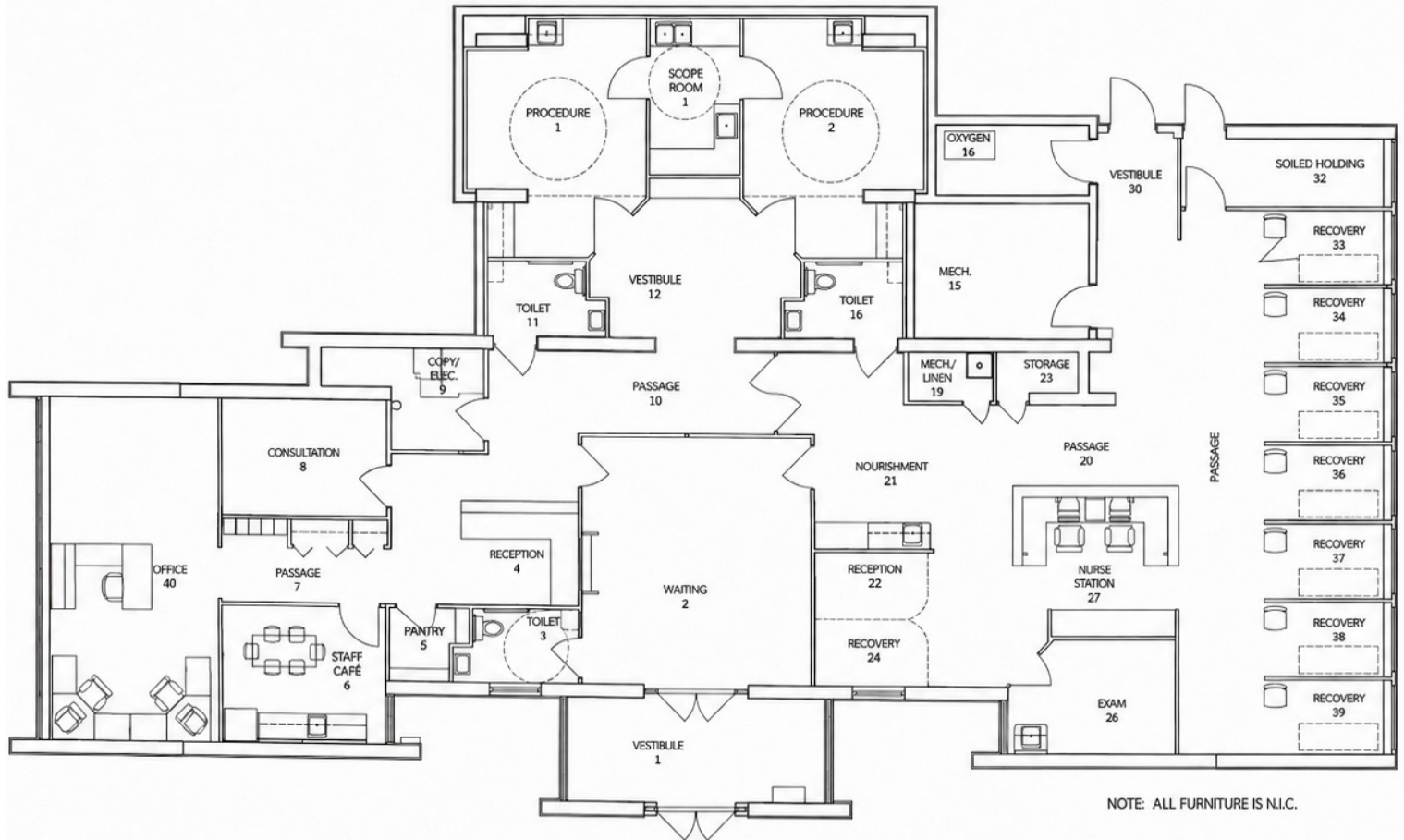
CURRENT LEASE TERM	APRIL 2027
--------------------	------------

LEASE RENEWALS	ONE (1) FIVE (5) YEAR OPTION
----------------	------------------------------

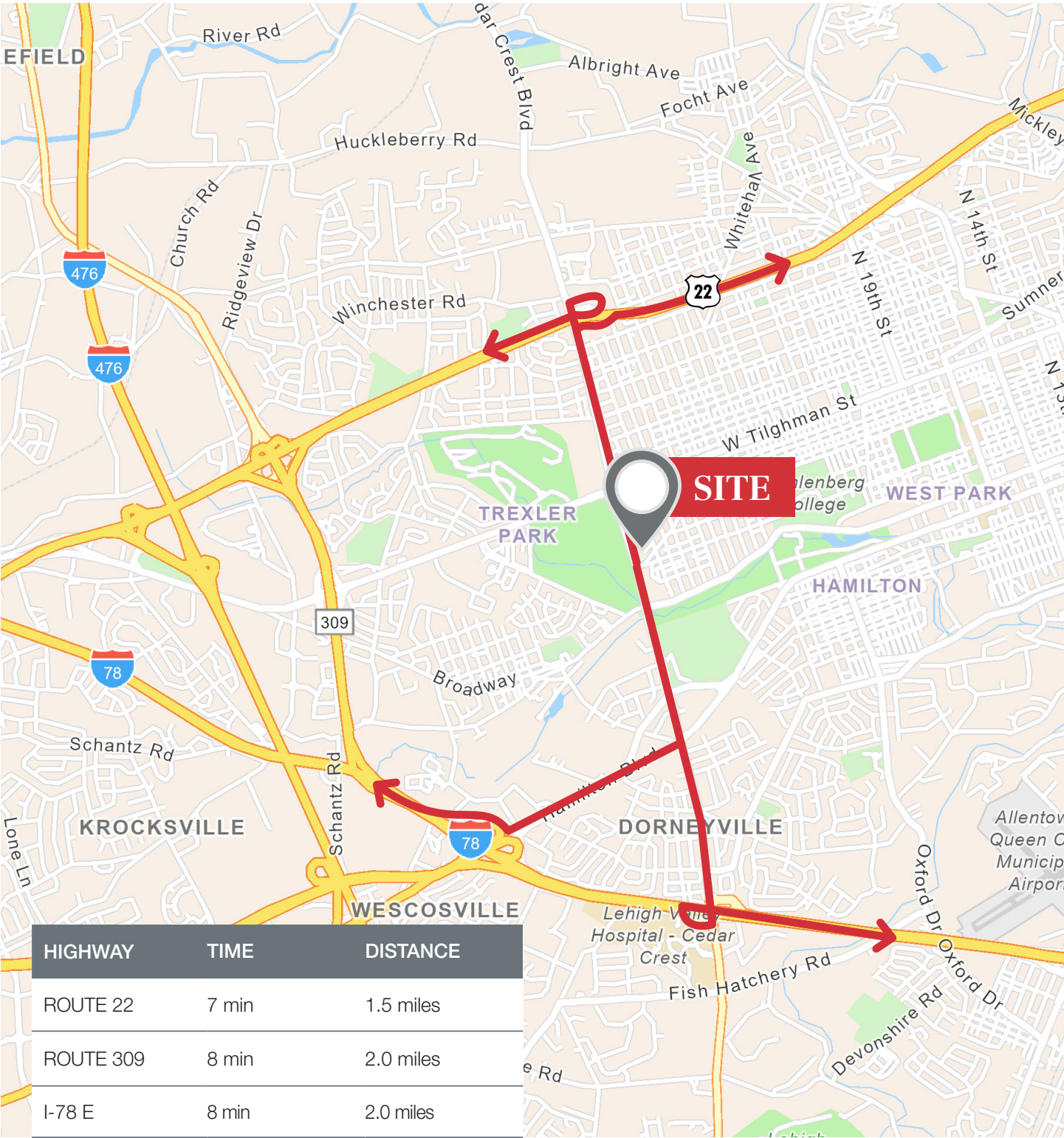
College Heights Endoscopy Center is a specialized outpatient medical center designed specifically for the comfort, convenience and expert care of patients who need endoscopic procedures to evaluate the digestive system. Named one of the nation’s best ASCs by US News & Report.

College Heights
Endoscopy Center

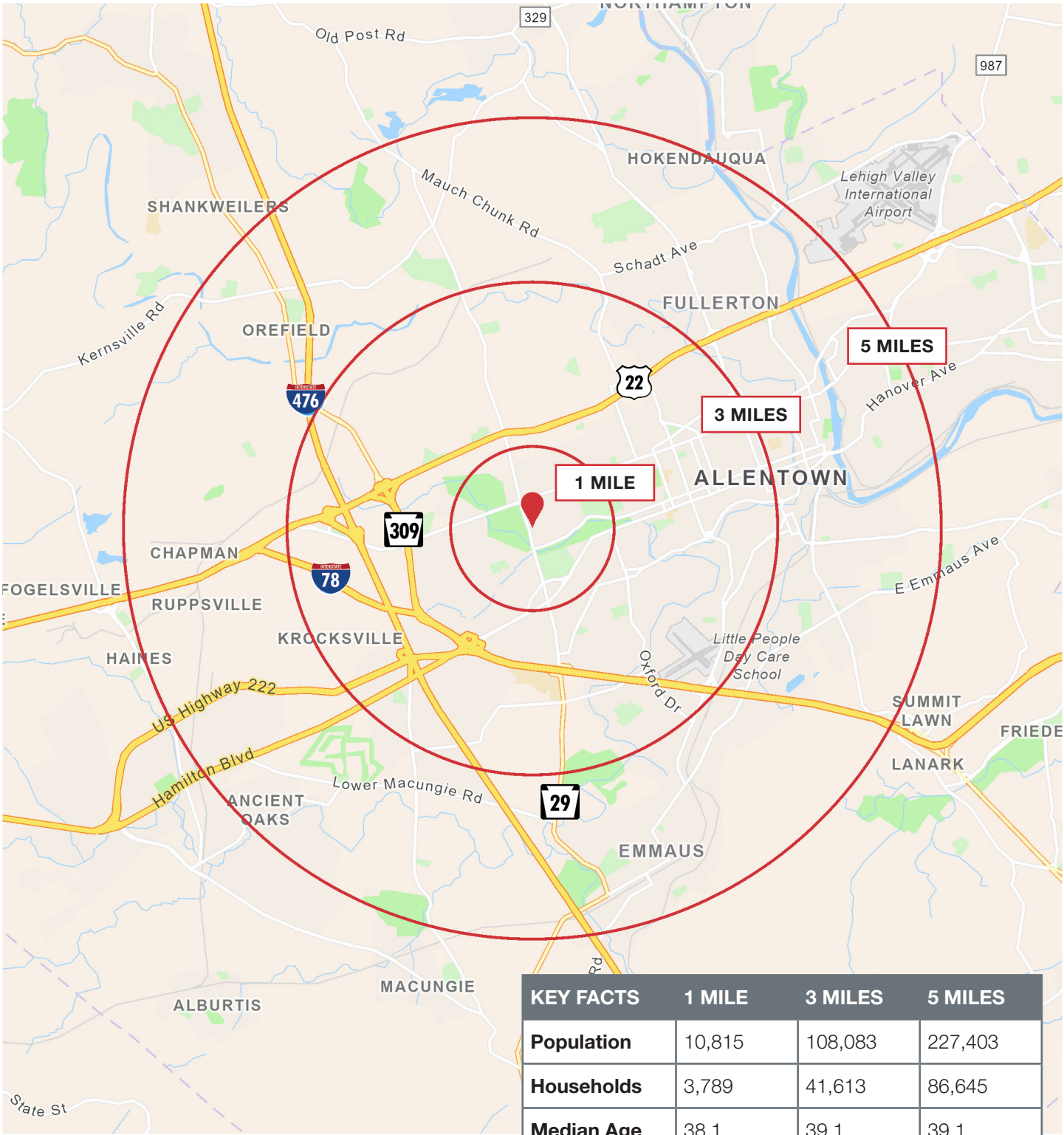
Floor Plan



Highway Access



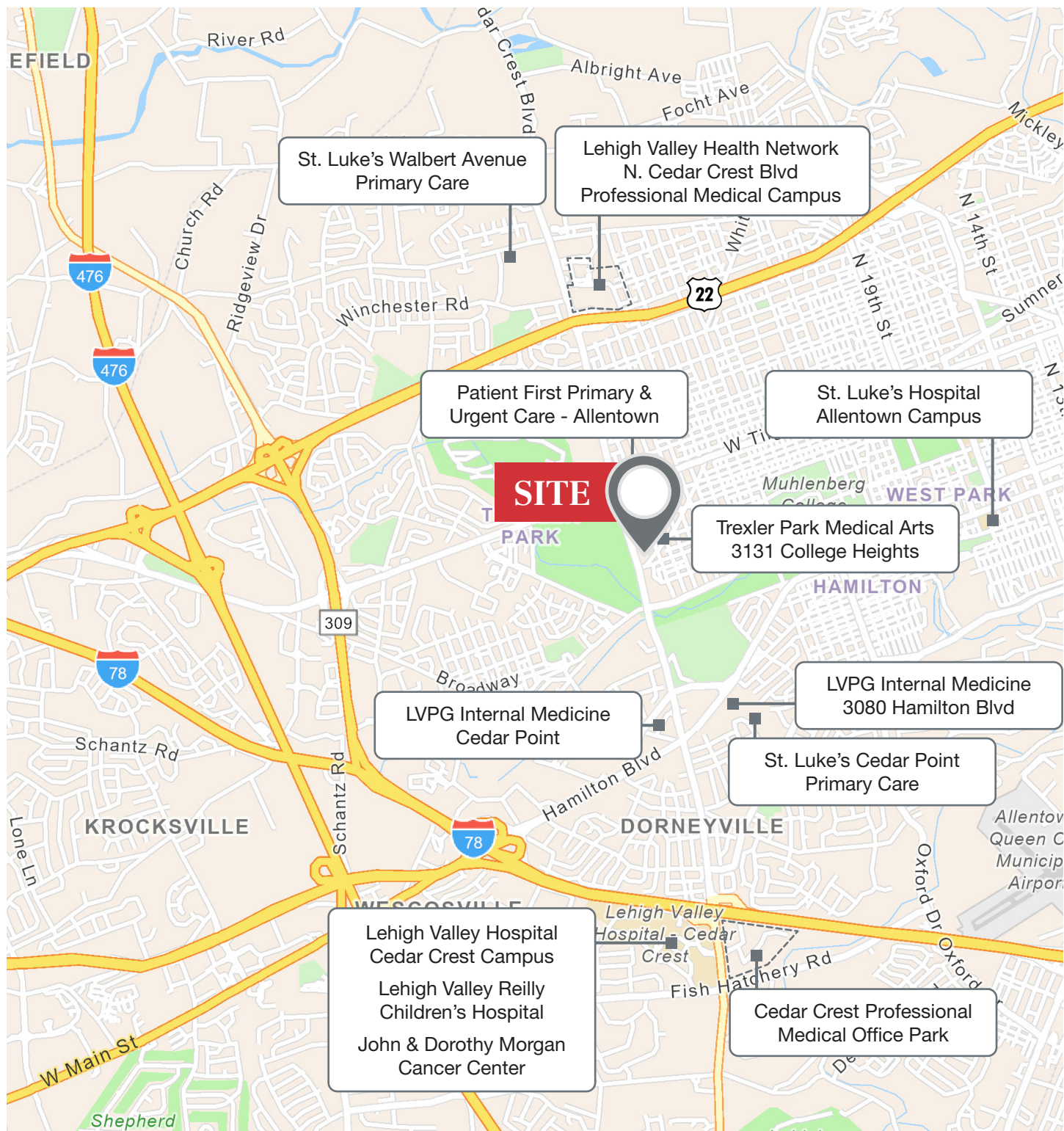
Demographics



Demographic data provided by Esri, Esri and Data Axle, 2026.

KEY FACTS	1 MILE	3 MILES	5 MILES
Population	10,815	108,083	227,403
Households	3,789	41,613	86,645
Median Age	38.1	39.1	39.1
Businesses	361	4,269	8,392

Corporate Neighbors & Area Amenities



3147 College Heights Blvd | Allentown, PA 18104

NAI SUMMIT 610 264 0200 naisummit.com

Investment Opportunity

3147 College Heights Blvd

Allentown, PA 18104



Michael Adams, SIOR

Senior Vice President
O: 610.871.1701 | C: 610.704.3681
madams@naisummit.com



1620 Pond Road, Suite 150 | Allentown, PA 18104
610.264.0200 | naisummit.com



Sarah Finney Miller

Senior Vice President
O: 610.871.1719 | C: 610.554.5695
sfinney@naisummit.com

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.



Collin Holben

Associate
O: 610.871.1691 | C: 484.951.4517
cholben@naisummit.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.