

# For Lease: Medical Office

2100 Ferry St  
Easton, PA 18042



## LOCATION DESCRIPTION

Positioned in a dense residential setting near St. Luke's-Easton Hospital Campus with convenient access to Route 22 and I-78.

## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>AVAILABLE SF:</b>	4,764 SF
<b>LOT SIZE:</b>	0.686 Acres
<b>PARKING SPACES:</b>	54

## PROPERTY DESCRIPTION

Standalone 4,764 SF medical office for lease with an existing clinical layout, ADA access, and dedicated on-site parking. Currently framed out for outpatient or specialty medical use, with reception/waiting room, multiple exam or office rooms, storage and staff support space. Landlord will deliver turnkey space with some modifications to current layout. Existing 14-room layout, 4 ADA restrooms, public water/sewer, and a straightforward fit for outpatient medical use.

## PROPERTY HIGHLIGHTS

- 14 office/exam rooms configured along central corridors plus storage, closets, and existing chart filing.
- ADA access, dedicated accessible parking, and public water/sewer are in place.
- Reception and waiting area support organized patient arrival.
- Employee break room and private restroom are already built in.



**Tom Skeans, CCIM**  
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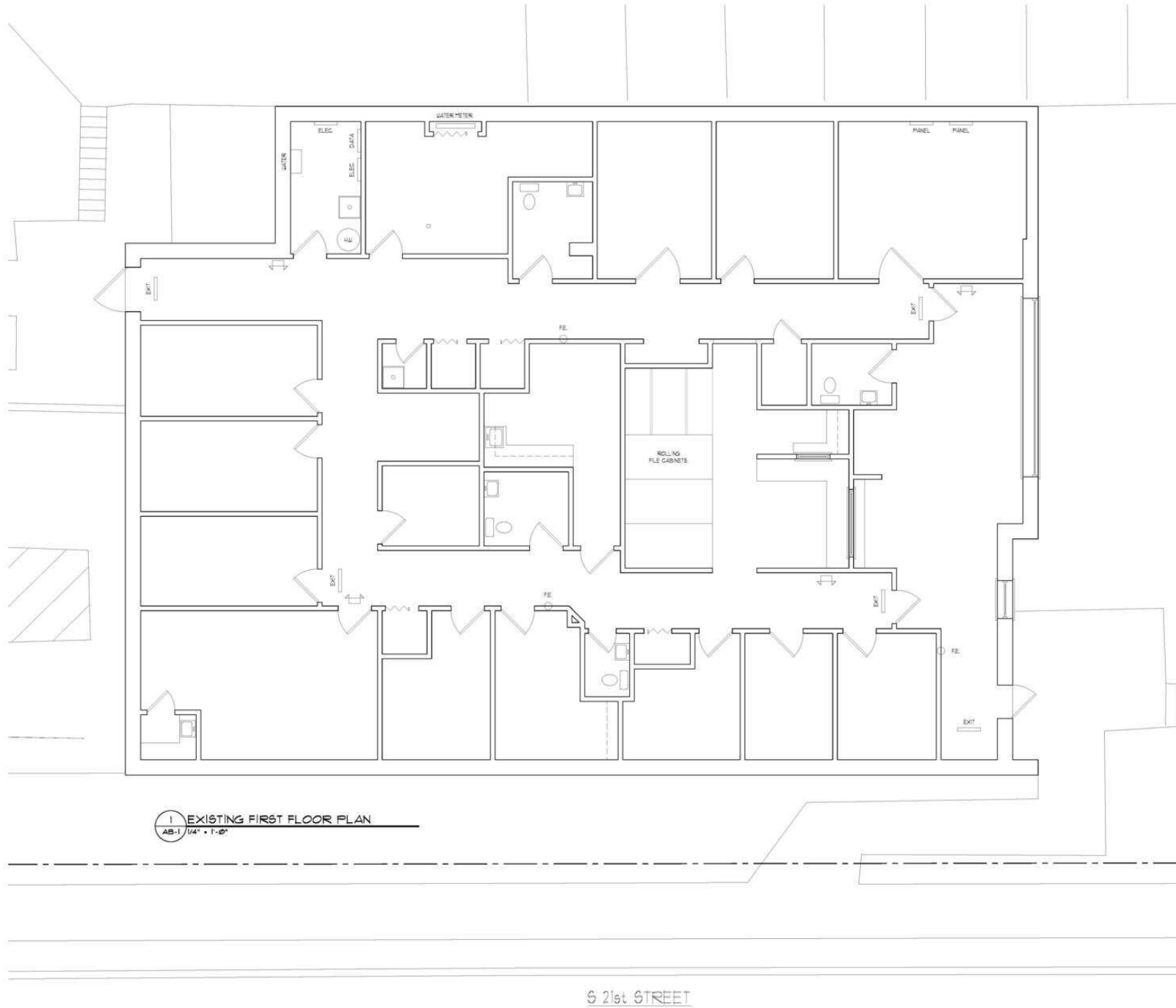
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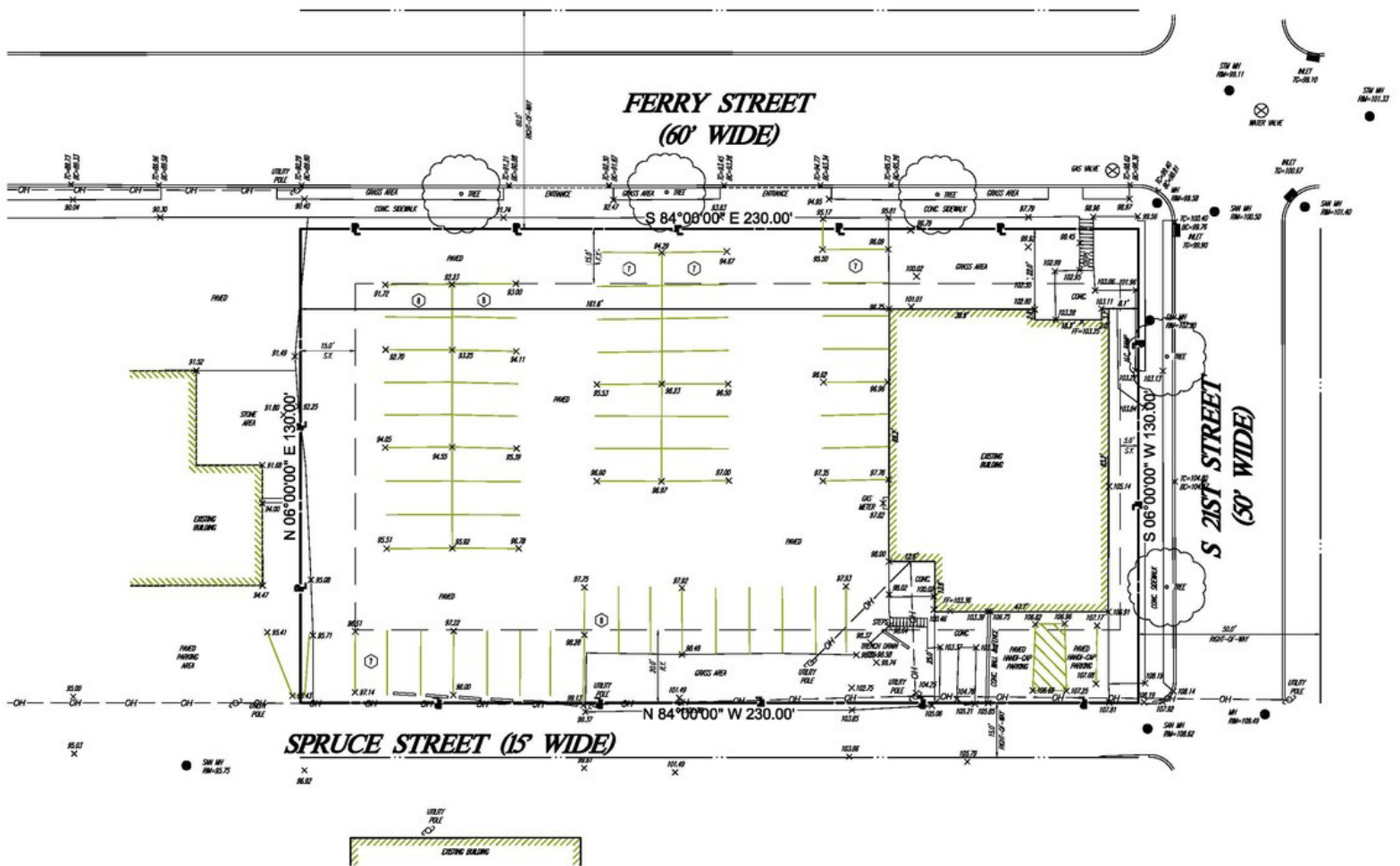




Current layout ideal for Medical Office



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54 parking spaces

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