



First Floor  
Professional Office  
and Medical Suite



**825 Delaware Ave**

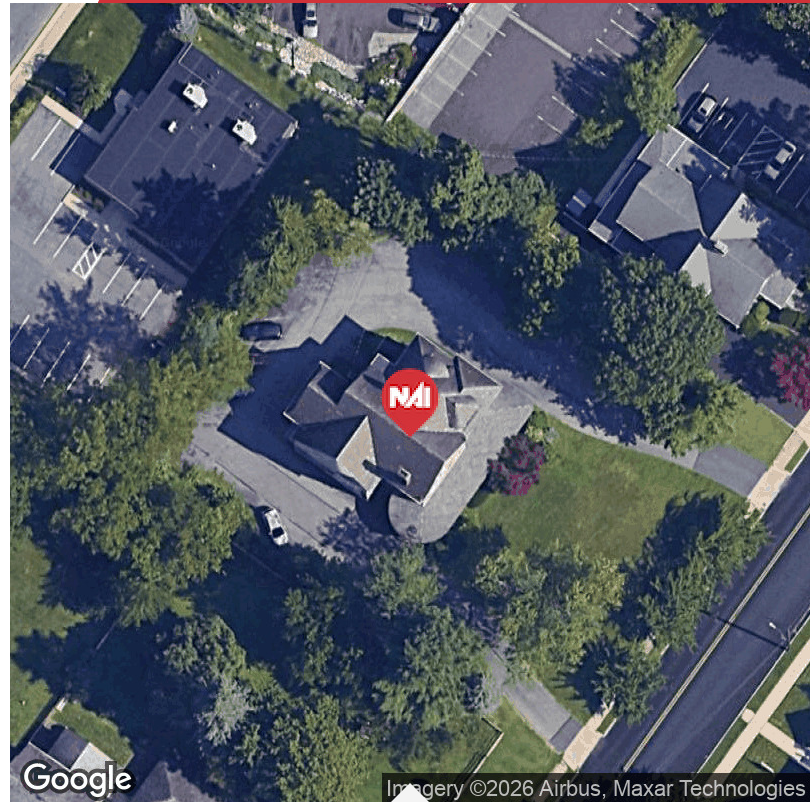
Fountain Hill, PA 18015

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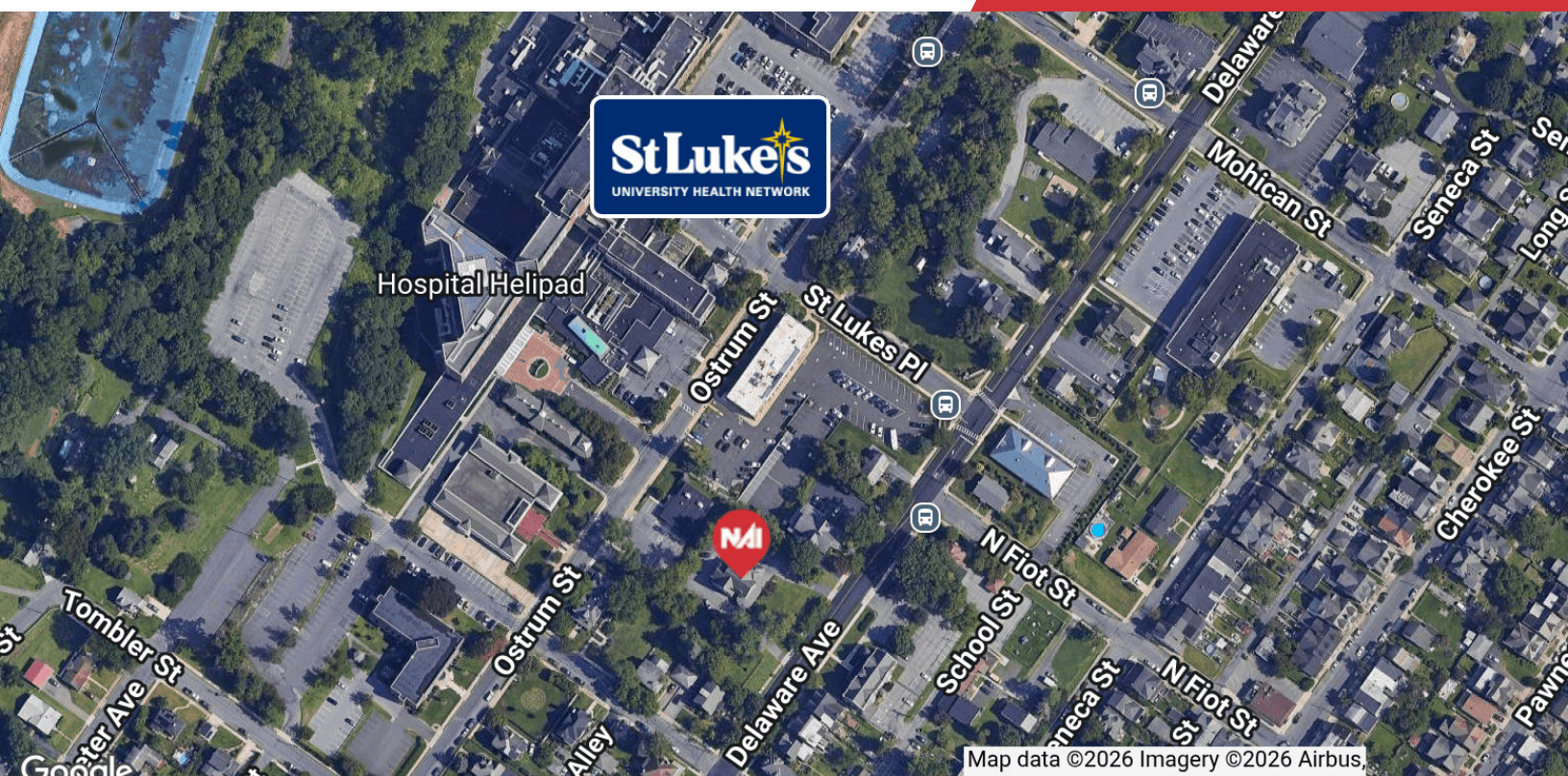


|                |            |
|----------------|------------|
| Property Type  | Office     |
| Available Size | 3,597 SF   |
| Lot Size       | 0.66 Acres |
| Building Class | B          |
| Parking Spaces | 7          |

Well-maintained 3,597 SF first-floor suite available for lease, featuring an existing medical/office layout with four treatment rooms, each equipped with a sink. The suite also includes a spacious reception area, kitchenette, single restroom, and multiple areas that can be configured to accommodate a variety of office or medical uses. Abundant windows provide excellent natural light throughout the space. Conveniently located just one block from a hospital, this move-in-ready suite offers an ideal setting for medical, healthcare, or professional office users.

- Close proximity to St. Luke's University Hospital - Bethlehem
- Lots of area amenities in nearby historic and downtown Bethlehem
- Exclusive private entrance for patients and clients
- Available immediately for Medical and Professional Office Tenants





|                  | Time   | Miles     |
|------------------|--------|-----------|
| <b>Route 378</b> | 2 min  | 0.5 miles |
| <b>Route 22</b>  | 6 min  | 4.3 miles |
| <b>I-78</b>      | 12 min | 6.2 miles |

## Location Advantages

- Convenient for medical professional requiring close proximity to St. Luke's University Hospital
- Easy access to Route 378
- Densely populated area
- Surrounded by other dental and medical professionals
- 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.

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