

# • EIGHTH AVENUE •

1530 8th Avenue | Bethlehem | Lehigh County | Pennsylvania | 18018

## Eighth Avenue Professional Building:

- 2-story, ±21,000 SF professional office building
- ±11,300 SF available
- Ample parking
- Great proximity to Routes 378, 22, 33 & I-78
- Surrounded by amenities including dining, shopping, financial institutions & the Lehigh Valley International Airport
- 4 major hospitals within approximately 9 mile radius; Lehigh Valley - Muhlenberg, St. Luke's, Sacred Heart & Easton Hospitals
- Equity positions available



### First Floor Availability:

- Suite 100: 4,283 SF of office/retail space
- Space suitable for a variety of medical/office users
- Currently fit-out for an Eye Doctor
- Eyewear retail area, waiting room & large reception area
- Multiple exam rooms
- Office layout provides for a circular flow of traffic, allowing patients to easily enter & exit the office
- Kitchen
- Two medical lounges & two private restrooms



### Second Floor Availability:

- 7,076 SF of office
- Divisible to two suites: ±2,900 SF; ±4,176 SF
- Ribbon windows & wrap-around layout
- Large waiting room & reception area
- Conference room
- Large areas suitable for an open office concept
- Kitchen/break room
- Private restrooms



[Call for Marketing Package](#)

For Additional Information, Please Contact the Dietrick Group, LLC

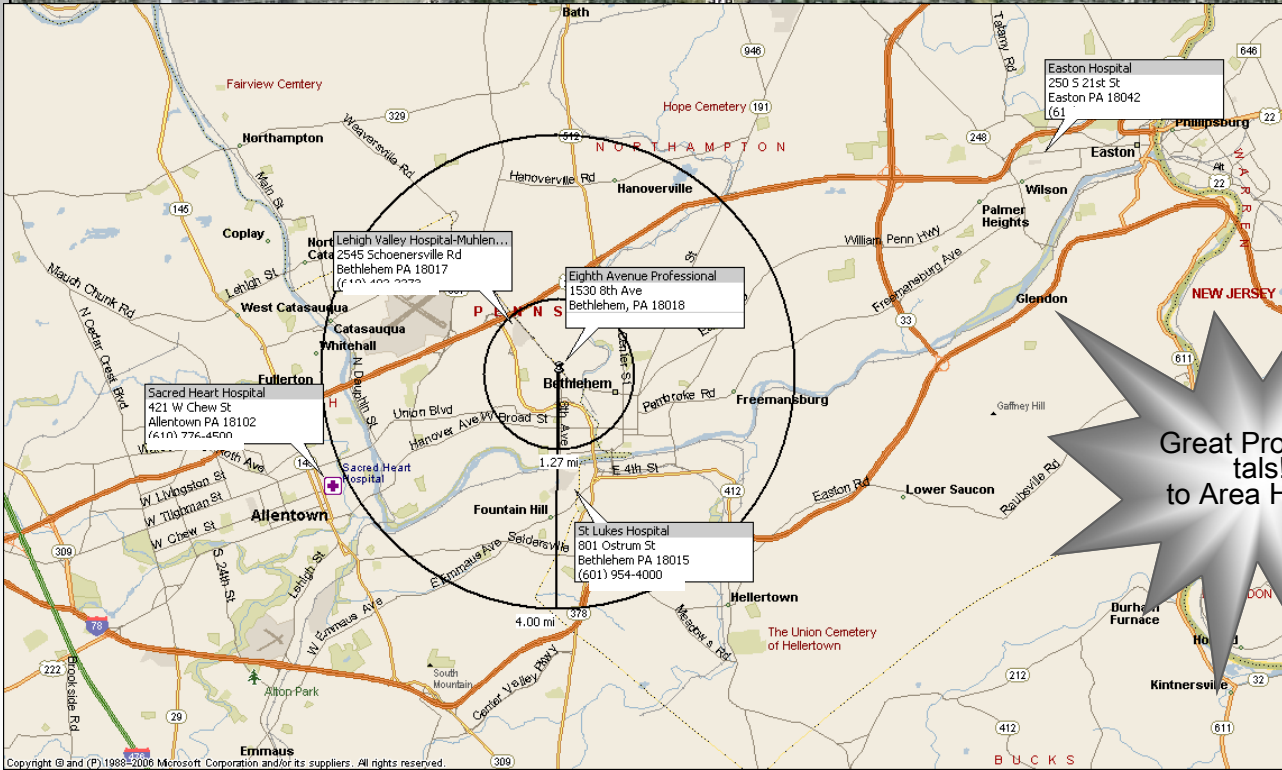
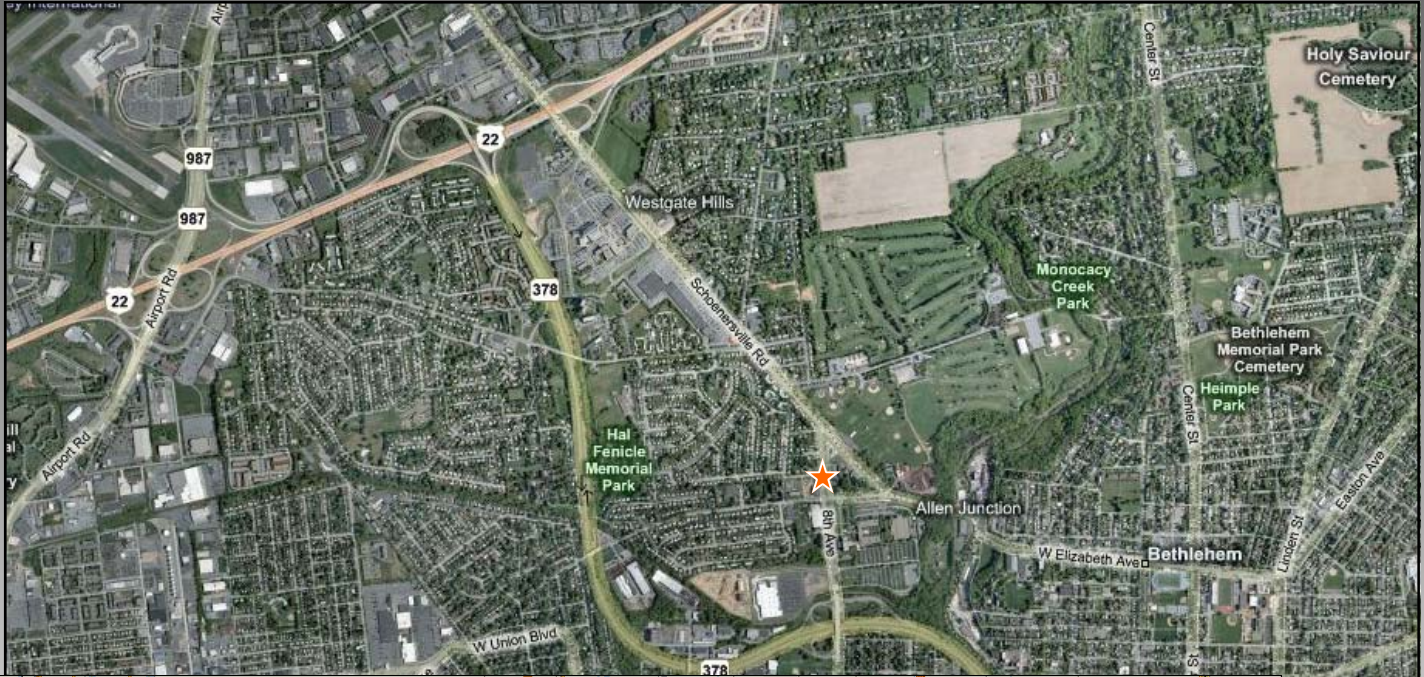


5100 W. Tilghman Street, Suite 320 | Allentown, PA 18104 | p: 610.391.8888 | f: 610.391.8830 | [dietrickgroup.com](http://dietrickgroup.com)

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# AVAILABLE FOR LEASE

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Great Proximity  
to Area Hospi-

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