



**JORDAN PLAZA
1155 MacArthur Road
Whitehall Township
Whitehall, Lehigh County, PA**



BUILDING SIZE: 47,188 sq. ft. – total building size

LOT SIZE: 2.52 acres

AVAILABLE SPACE: 13,120 sq. ft.; 8,867 sq. ft. and ~12,000 sq. ft. lower level

DESCRIPTION: First floor space consists of **13,120 sq. ft. and 8,867 sq. ft.** - mostly open space, concrete block walls, vinyl flooring, access to lower level with lavatories facilities. Lower level space consists of approximately **12,000 sq. ft.** – former fitness center with juice bar, tanning rooms, ladies and men locker/restroom; small day care area with child changing bathroom, some carpeted area, hardwood floor and vinyl flooring, reception area, small private office and unfinished area; **2,400 sq. ft.** area is office area, with lower level lunchroom and additional lavatories. First floor of the 2,400 sq. ft. unit is open with two private offices. Property offers public utilities, gas heat, ample parking, individually controlled heat zones in each unit,

LOCATION: Within ¼ mile of Route 22 / MacArthur Road South Exit.

LEASE RATE: \$9.65 per sq. ft. Net (3) “as is” first floor space
\$7.65 per sq. ft. Net (3) “as is” lower level space
Net Costs = \$4.32 per sq. ft.
(\$1.52 Taxes, \$1.30 Insurance & \$1.50 CAM)

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED