Available for Immediate Occupancy
Gateway Professional Center
2045 Westgate Drive, Bethlehem, PA
(Located two doors west of Muhlenberg Hospital, off Schoenersville Road, behind Westgate Mall)

➢ Conveniently located two doors from Muhlenberg Hospital
➢ Suites from 690 to 2,390 GSF
➢ Rents starting at $12.00/GSF
➢ Interior renovations available
➢ 24 hour building access
➢ Abundant parking available
➢ Individual water-source heat pumps
➢ Professionally managed
➢ [View Floor Plans]

### Suite Availability

<table>
<thead>
<tr>
<th>Suite</th>
<th>GSF</th>
<th>$/GSF</th>
<th>Mo Rent</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>B-1</td>
<td>690</td>
<td>12.00</td>
<td>690</td>
<td>Cost Efficient, Lower Level</td>
</tr>
<tr>
<td>200</td>
<td>1,200</td>
<td>17.00</td>
<td>1,700</td>
<td>Great End Office w/ Open Space</td>
</tr>
<tr>
<td>203</td>
<td>2,390</td>
<td>17.00</td>
<td>3,385</td>
<td>Great Executive Offices</td>
</tr>
<tr>
<td>401</td>
<td>1,295</td>
<td>16.00</td>
<td>1,725</td>
<td>Nice General Office Space</td>
</tr>
</tbody>
</table>

For Leasing Information Contact:
David A Klein Real Estate
(610) 820-9888

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