

**606 W BROAD ST
BETHLEHEM, PA 18018**

**FOR
LEASE**

**\$16/SF
MODIFIED GROSS**



**1,750 SF CREATIVE OFFICE
SPACE AVAILABLE**

Unlock the potential of this unique commercial space just steps from Downtown Bethlehem's Main Street. Formerly used as a film and recording studio, this suite features soundproof walls and flooring, artistic character, and a distinctive charm that sets it apart from traditional office spaces.

The layout includes seven separate rooms, ideal for creative professionals, production teams, wellness practitioners, or boutique businesses seeking a customizable environment with privacy and inspiration built in.

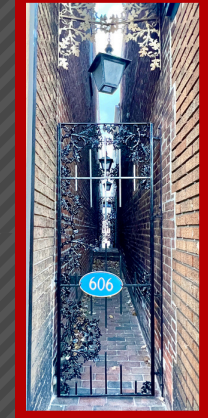
Competitively offered at \$16/SF Gross, this space combines affordability, flexibility, and a prime location within one of the Lehigh Valley's most vibrant and growing business districts.

Discover how 606 W Broad Street can bring your vision to life in the heart of Bethlehem.

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