



FOR
LEASE

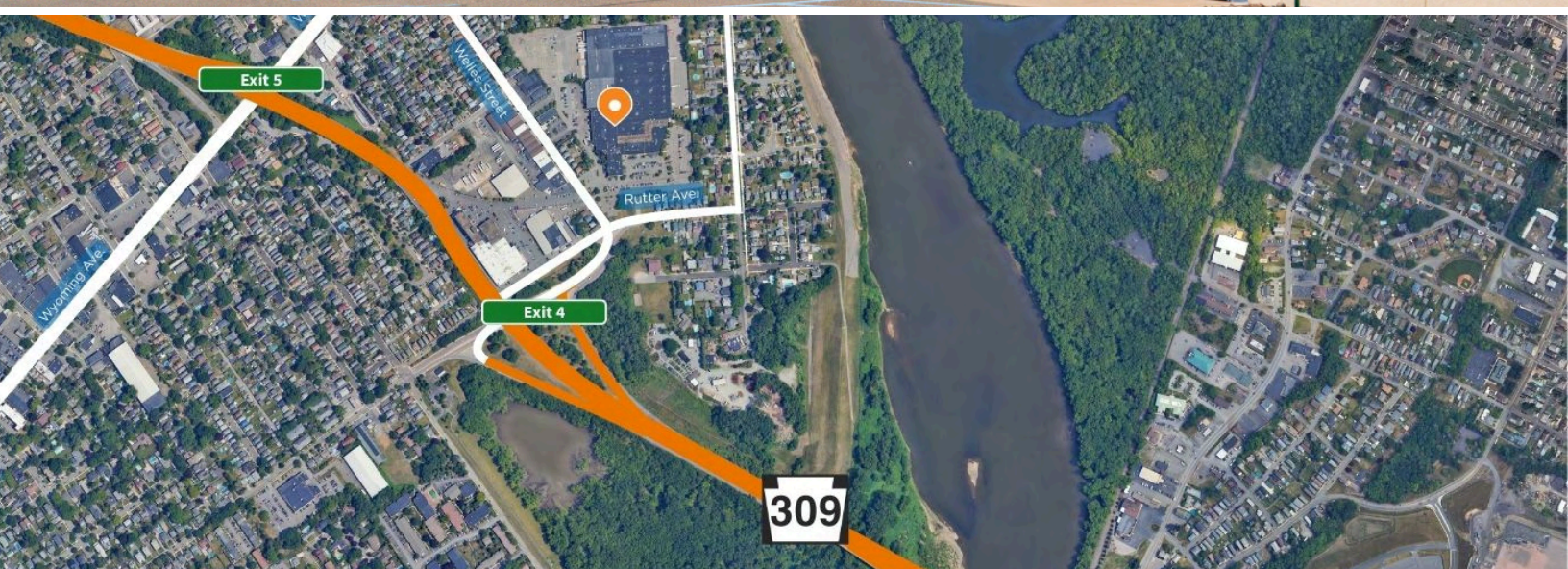
2,256 SF

190 WELLES STREET, SUITE 150
CROSS VALLEY WEST PROFESSIONAL BUILDING
FORTY FORT, PA

.....

OFFICE

SPACE EQUIPPED TO SUIT A
VARIETY OF OFFICE,
MEDICAL, AND WELLNESS
PRACTITIONERS .



OFFICE SPACE JUST ¼ MILE FROM S.R. 309!

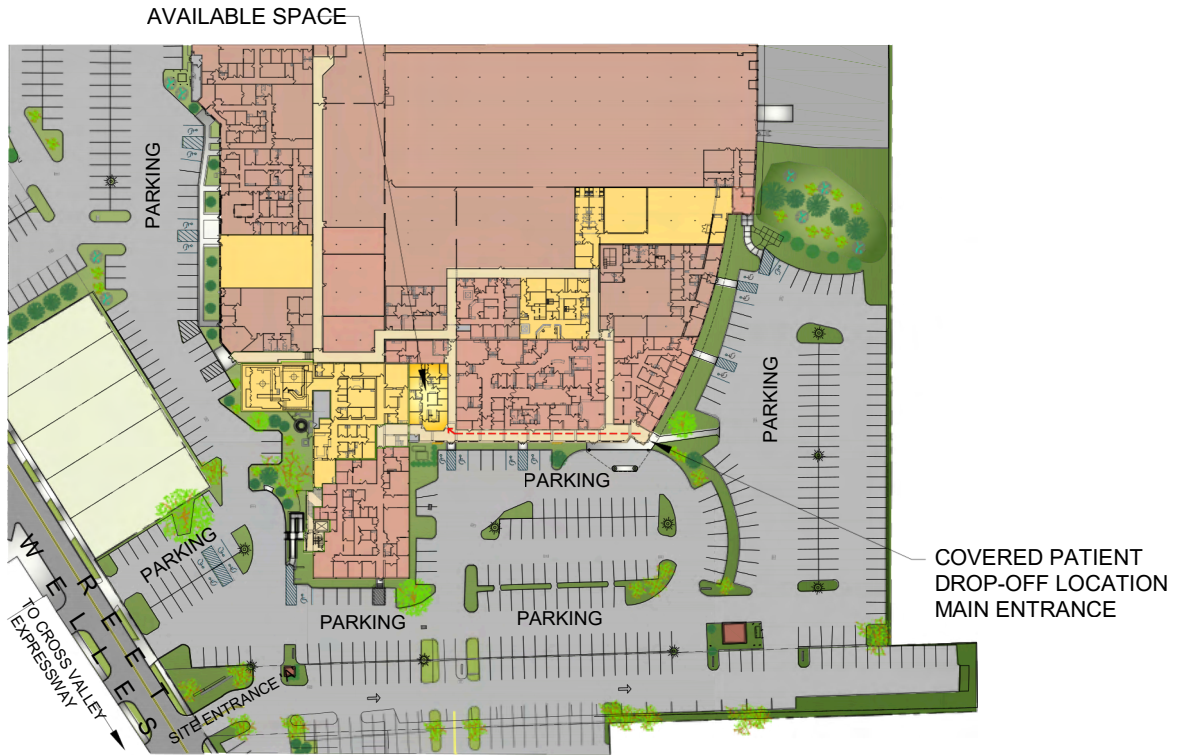
mericle.com  570.823.1100



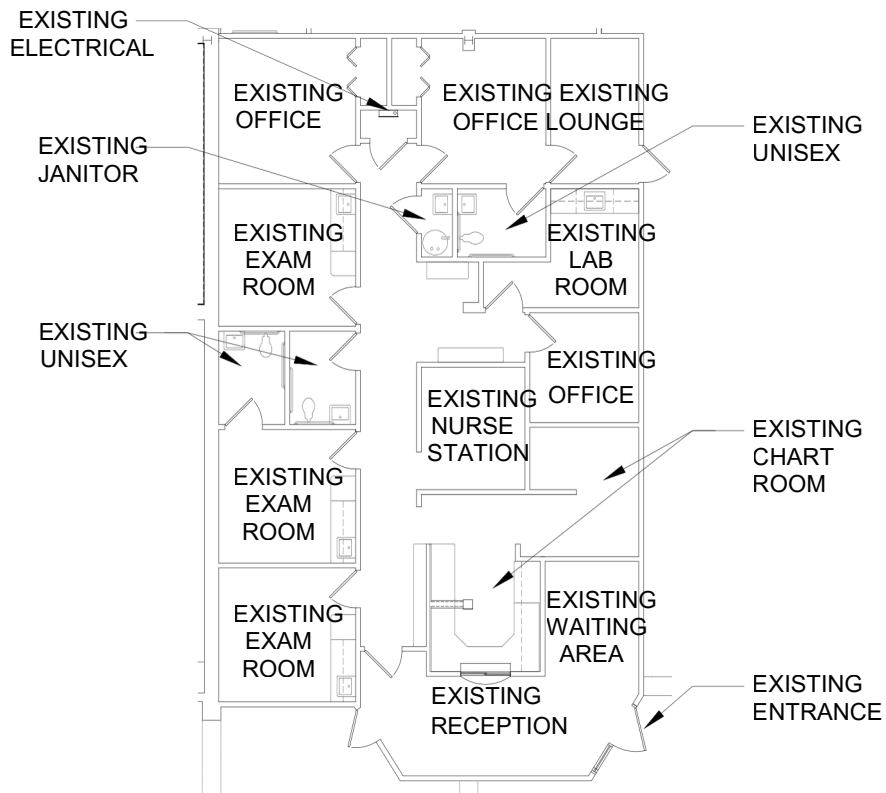
PLANS

SITE PLAN

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.



FLOOR PLAN



FOR LEASE

190 WELLES STREET, SUITE 150, FORTY FORT, PA

mericle.com | mericlereadytogo.com

SPECS

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

SIZE

- ▶ **AVAILABLE SPACE:** 2,256 SF office space within an existing 381,381 SF building.
- ▶ Interior corridor is accessible via covered patient drop-off area

BUILDING CONSTRUCTION

- ▶ **EXTERIOR WALLS:** Concrete masonry with an architecturally designed, exterior insulated finishing system, and thermally-broken, aluminum frame, insulated glass windows.
- ▶ **CEILING:** Acoustical suspended ceiling system at approximately 9'-0" above finish floor.

PARKING

- ▶ Ample parking. Asphalt paved parking
- ▶ lot with professionally maintained landscaping.

SITE FEATURES

- ▶ Sign locations available at street entrance monument sign, building exterior, and building interior.

UTILITIES

- ▶ **ELECTRICAL SERVICE:** 200 Amp, 208/120 Volt, 3-phase, electrical service
- ▶ **LIGHTING:** 2 x 4 fluorescent troffer fixtures with prismatic lenses.
- ▶ **HVAC:** Heating, cooling, and ventilation supplied by one (1) electric/gas roof top packaged unit.
- ▶ **FIRE PROTECTION:** Light hazard, sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ Provisions for domestic water and natural gas shall be provided.



LABOR DRAW

More than 685,000 people live within 30 miles, and more than 51 million people live within 200 miles of Cross Valley West Business Center.

This 2,256 square foot office space is centrally located within the Scranton/Wilkes-Barre labor market and is a dynamic location for office, medical, and wellness companies.



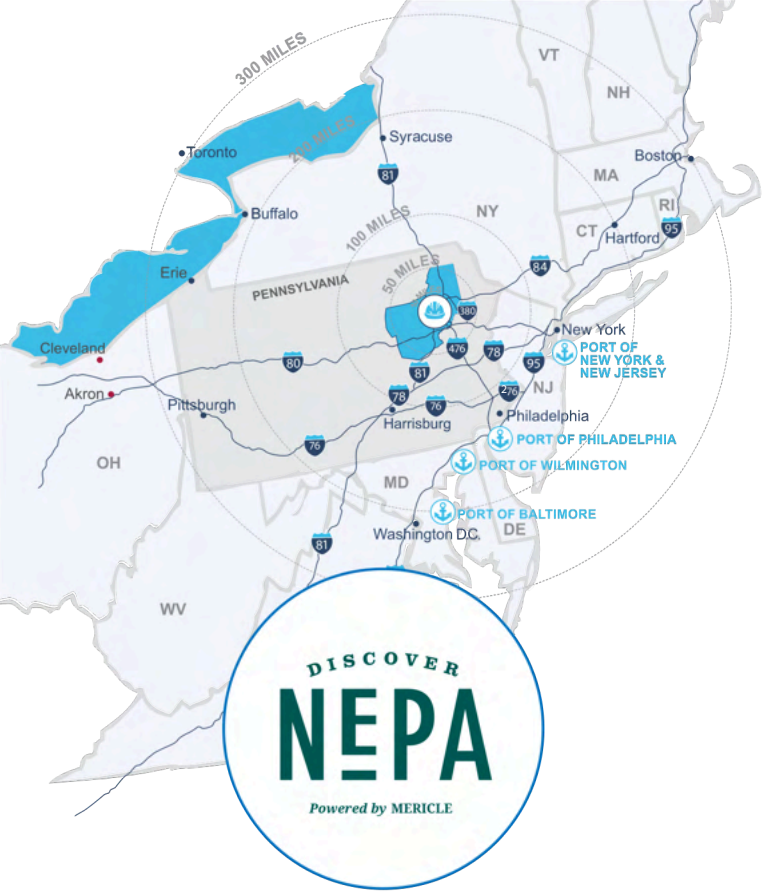
EASY ACCESS

Located just 1/4th mile from the Cross Valley Expressway (S.R. 309) and just five minutes from I-81.

FOR LEASE

190 WELLES STREET, SUITE 150, FORTY FORT, PA

mericle.com | mericlereadytogo.com



Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

Check out **DiscoverNEPA.com** (search “Forty Fort”) for events, shopping, dining and many, many things to do!

Mericle is Northeastern Pennsylvania proud.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



TRAVEL DISTANCES

CITY	MI AWAY
Downtown Wilkes-Barre, PA	3
Scranton, PA	20
Delaware Water Gap, PA	57
Allentown, PA	67
Morristown, NJ	96
Philadelphia, PA	113
Harrisburg, PA	116
Port of Newark, NJ	126
New York, NY	128
Syracuse, NY	152
Baltimore, MD	194
Hartford, CT	198
Washington DC	237
Pittsburgh, PA	290
Boston, MA	301



Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

BOB BESECKER, Vice President
bbesecker@mericle.com

JIM HILSHER, Vice President
jhilsher@mericle.com

BILL JONES, Vice President
bjones@mericle.com

To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

mericle.com  570.823.1100

