

2,352 SF - 17,316 SF

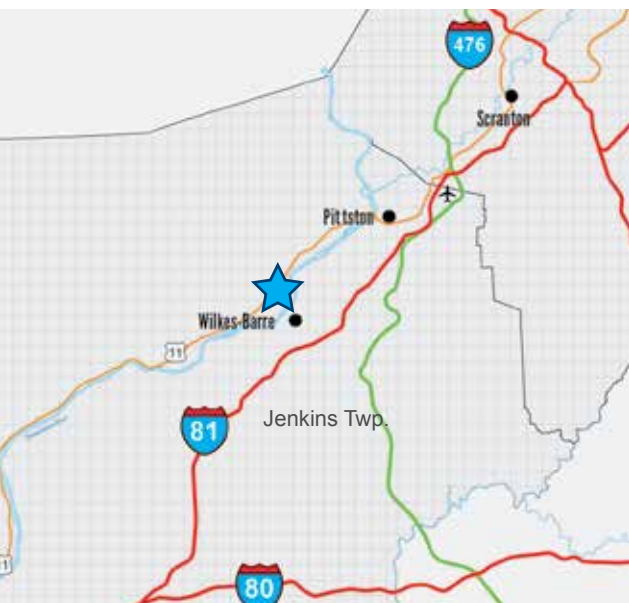
190 WELLES STREET

CROSS VALLEY WEST
PROFESSIONAL BUILDING
FORTY FORT, PA



MODERN OFFICE & MEDICAL SPACE

JUST ¼ MILE FROM THE CROSS VALLEY EXPRESSWAY (SR 309)!



DIRECTIONS TO CROSS VALLEY WEST PROFESSIONAL BUILDING

Traveling North on Route 309- Take Exit 4 (Kingston/Forty Fort). Follow exit ramp to the right and merge onto Rutter Ave. Keep left at the fork. Continue through the intersection onto Welles Street. The entrance to the building will be on your right.

Traveling South on Route 309- Take Exit 5 (Kingston/Forty Fort). Turn left onto Wyoming Avenue. Proceed approximately 1/4 mile and turn right onto Welles Street. Proceed another 1/4 of mile and the entrance to the building will be on your left.

570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985



PROPERTY SPECIFICATIONS

BUILDING: 2,352 SF to 17,316 SF of available office/medical space in a 381,000 SF building. Multiple space combinations possible. File storage space also available.

PARKING: Abundant on-site parking available.

HVAC: Gas heat and electric air conditioning provided by rooftop packaged units.

FIRE PROTECTION: Complete wet sprinkler system.

ELECTRIC: 120/208V, 3-phase service, as required

LIGHTING: 2' x 4' fluorescent typical.

INTERIOR FINISHES: Customized office suites.

LEASE RATE: Triple Net, depending on terms and conditions. Brokers protected.

CLOSE PROXIMITY TO SEVERAL MAJOR MEDICAL FACILITIES

FACILITY	MILES
WILKES-BARRE GENERAL HOSPITAL	1.70
DEPARTMENT OF VETERANS AFFAIRS MEDICAL CENTER	3.50
JOHN HEINZ REHAB	3.50
GEISINGER SOUTH WILKES-BARRE	4.75
GEISINGER WYOMING VALLEY	5.25

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.

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The
Cross Valley
West Professional
Building is located in a densely
populated area. More than
131,500 people live within five miles
and more than 451,838 people live
within 20 miles. Great labor draw
area



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Great Location

The Cross Valley West Professional Building is $\frac{1}{4}$ mile from The Cross Valley Expressway (SR 309) in Forty Fort Borough near Wilkes-Barre, PA. Interstate 81 can be reached via SR 309 in less than five minutes. This property is located in the center of a large population area, thus enhancing the ability of companies to attract quality workers to the facility.

SAMPLE TENANTS

- ALL ABOUT DANCE
- BRACE PLACE ORTHODONTICS
- COMMONWEALTH HEALTH – THE BREAST CENTER OF NORTHEASTERN PENNSYLVANIA
- COMMONWEALTH HEALTH – CENTER FOR DIAGNOSTIC IMAGING
- DIRECT ENERGY
- GEISINGER MATERNAL – FETAL MEDICINE
- GEISINGER PARTNERS IN PEDIATRICS
- INTERMOUNTAIN MEDICAL GROUP
- NORTHEASTERN EYE INSTITUTE
- RADIATION MEDICINE SPECIALISTS OF NEPA
- SURGICAL SPECIALTY CENTER OF NORTHEASTERN PENNSYLVANIA – WILLS EYE SURGICAL NETWORK
- THE CENTER FOR CANCER WELLNESS AT CANDY'S PLACE
- VALLEY ENT

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