

Up to 9,214 SF

**190 WELLES STREET
SUITE 166**

CROSS VALLEY WEST PROFESSIONAL BUILDING
FORTY FORT, PA 18704



MODERN OFFICE & MEDICAL SPACE

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



SPECIFICATIONS

SIZE

- Up to 9,214 SF of available office/medical space in a 381,881 SF building.
- Multiple space combinations possible.
- File storage space also available.

BUILDING CONSTRUCTION

- Existing specialty equipment includes a therapy pool and shower rooms.
- Available space is accessed by an existing, private, covered entrance at grade.
- Exterior wall construction has concrete masonry with an architecturally designed, exterior insulated finishing system, and thermally-broken, aluminum frame, insulated glass, windows.
- Available space flooring is a mixture of carpeting, vinyl composition tile, porcelain floor tile, and sealed concrete.
- Available space has an existing acoustical suspended ceiling system at approximately 9'-0" above finish floor. The large open office area is at a nominal 10'-0" above finish ceiling.

LOCATION

- 1/4 mile from the Cross Valley Expressway (Route 309)

UTILITIES

- Available space has existing general lighting with 2 x 4 fluorescent troffer fixtures with prismatic lenses. The reception and waiting areas have parabolic lenses.
- 200 amp 120/208 volt 3 phase electrical service
- Available space has existing heating and cooling supplied by electric/gas roof top packaged unit.
- Existing design includes additional exhaust/ventilation for Therapy Pool Room and Shower Rooms.
- Available space has an existing, light hazard, sprinkler system
- Provisions for domestic water and natural gas shall be provided.
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- All utilities shall be separately metered.

PARKING

- Six (6) dedicated and thirty-four (34) first-come, first serve parking spaces available.

PROXIMITY TO MAJOR MEDICAL FACILITIES

FACILITY

MILES

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

DEMOGRAPHICS

POPULATION

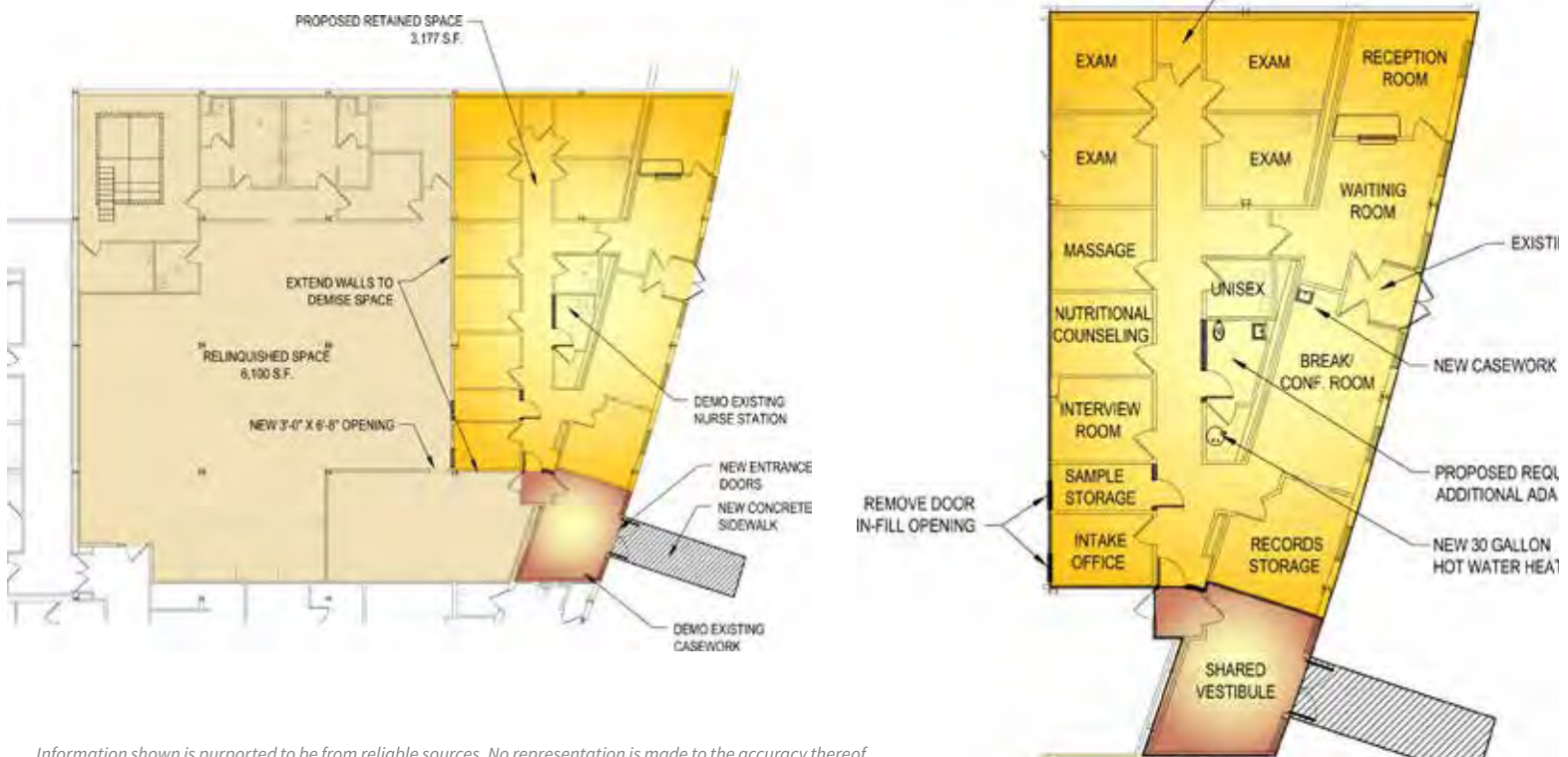
MILES

11,193	1
75,846	3
132,672	5
223,150	10
319,659	15
448,652	20

FLOOR PLAN



CONCEPTUAL FLOOR PLANS



190 WELLES STREET, SUITE 166
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UP TO 9,277 SF FOR LEASE



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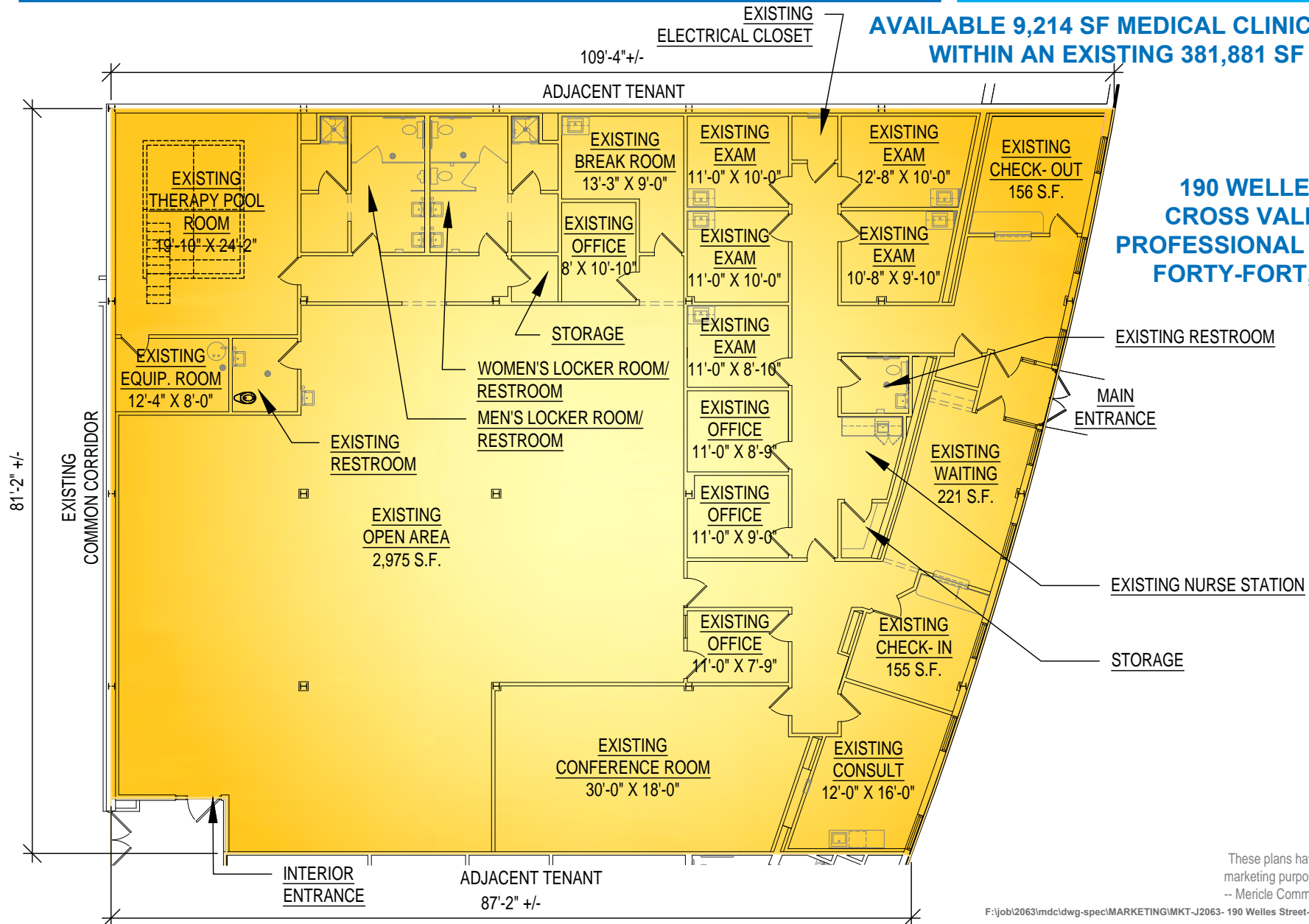
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FLOOR PLAN

**AVAILABLE 9,214 SF MEDICAL CLINIC FACILITY
WITHIN AN EXISTING 381,881 SF BUILDING**

**SUITE 166
190 WELLES STREET
CROSS VALLEY WEST
PROFESSIONAL BUILDING
FORTY-FORT, PA 18704**



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SITE PLAN

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ENTRANCE

 AVAILABLE SPACE
 LEASED
 COMMON SPACE
 UTILITY SPACE

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SPECIFICATIONS

AVAILABLE 9,214 SF MEDICAL CLINIC FACILITY WITHIN AN EXISTING 381,881 SF BUILDING

SITE IMPROVEMENTS

- Six (6) dedicated, and thirty-four (34) first-come, first serve parking spaces available.
- Asphalt paved parking lot with professionally maintained landscaping.
- Sign locations available at street entrance monument sign, building exterior and building interior.
- Shared exterior patio area available.

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FORTY-FORT, PA 18704

BUILDING IMPROVEMENTS

- Available space is 9,214 S.F.
- Building contains 381,881 S.F.
- Available space is accessed by an existing entrance at grade.
- Exterior wall construction has concrete masonry with an architecturally designed, exterior insulated finishing system, and thermally-broken, aluminum frame, insulated glass, windows.
- Available space has an existing acoustical suspended ceiling system at approximately 9'-0" above finish floor. The large open office area is at a nominal 10'-0" above finish ceiling.
- Existing specialty equipment includes a therapy pool/pool equipment and shower rooms, and existing sink bases at Exam Rooms.
- Available space flooring is a mixture of carpeting, vinyl composition tile, porcelain floor tile, and sealed concrete.
- Available space has existing general lighting with 2 x 4 fluorescent troffer fixtures with prismatic lenses.
- The Reception and Waiting areas have parabolic lenses.
- Available space has a 200 amp 120/208 volt 3 phase, electrical service.
- Available space has existing heating and cooling supplied by electric/gas roof top packaged unit.
- Existing design includes additional exhaust/ventilation for Therapy Pool Room and Shower Rooms.
- Available space has an existing, Light Hazard, sprinkler system.
- Provisions for domestic water and natural gas shall be provided.
- All utilities shall be separately metered.

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