

1,705 SF

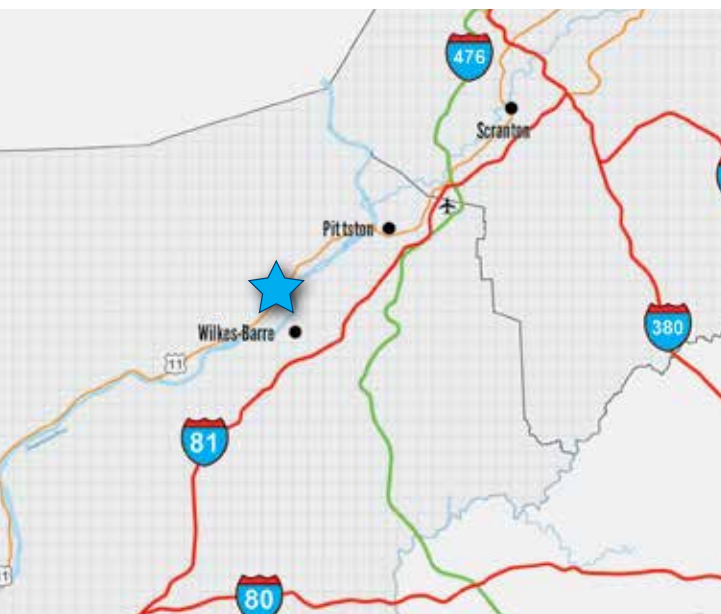
**150 WELLES STREET
SUITE 400**

CROSS VALLEY WEST PROFESSIONAL BUILDING
FORTY-FORT, PA 18704



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

MODERN OFFICE/MEDICAL SPACE

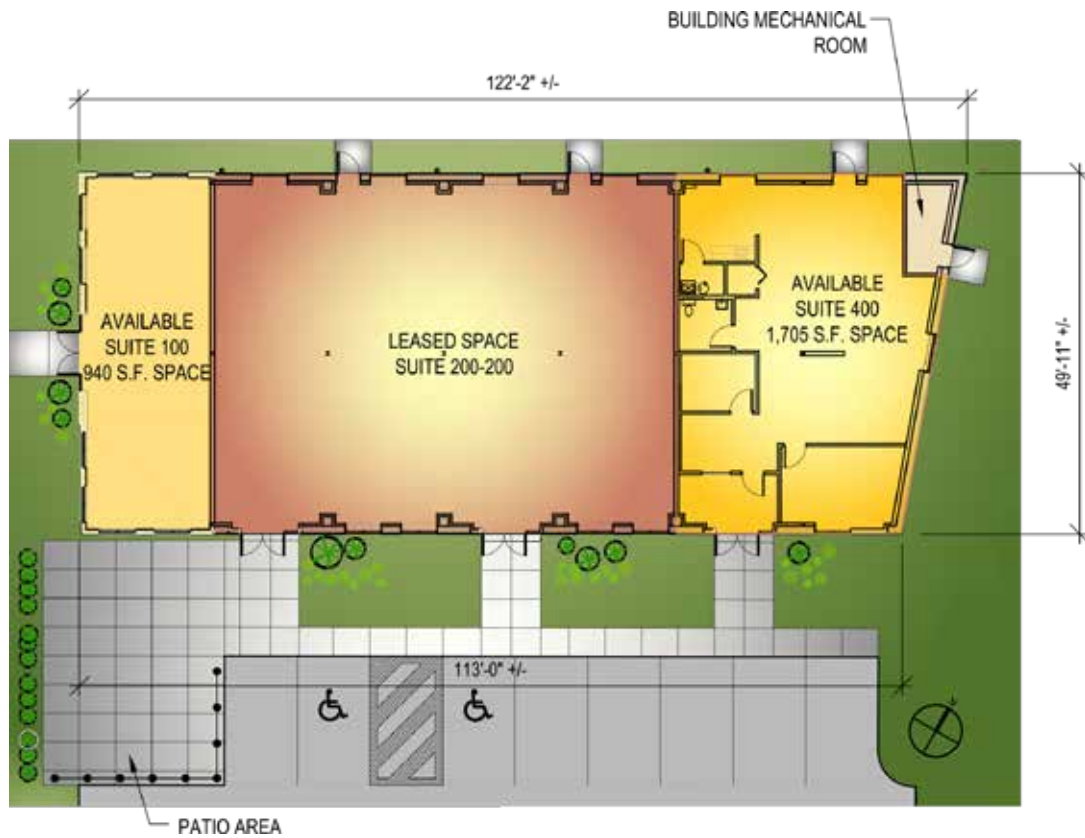


DIRECTIONS TO CROSS VALLEY WEST PROFESSIONAL BUILDING:

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.

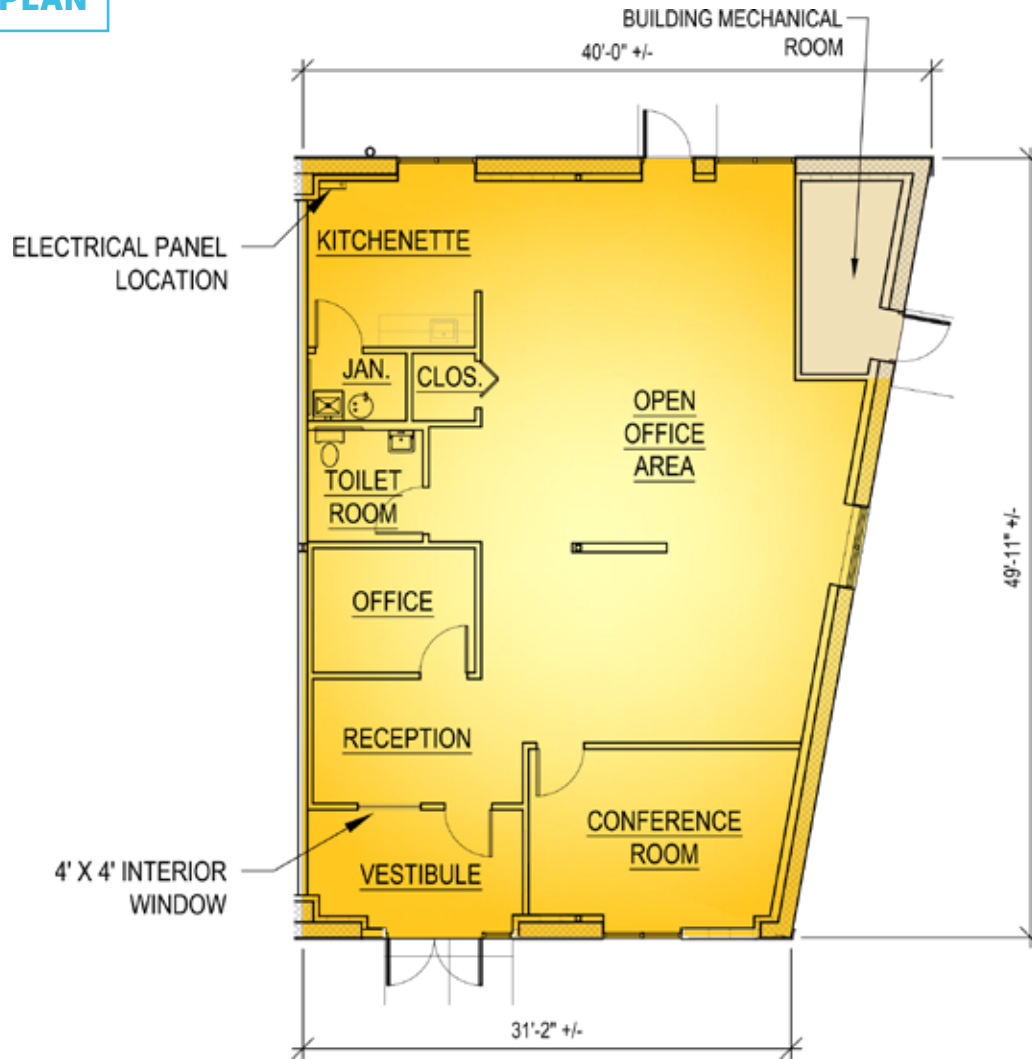
Traveling South on Route 309- Take Exit 5 (Kingston/Forty Fort). Turn left onto Wyoming Avenue. Proceed approximately ¼ mile and turn right onto Welles Street. Proceed another ¼ of mile and the entrance to the building will be on your left.

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



PROPERTY SPECIFICATIONS

- Building contains 5,905 SF
- Available space is 1,705 SF of finished office space
- Eight (8) dedicated parking spaces
- Dimensions are approx. 40'-0" (length) x 50'-0" (depth)
- Accessed by a covered entry at grade
- Building exterior is a combination of stone veneer, concrete masonry units, E.I.F.S., and anodized bronze, aluminum frame windows and doors
- 2' x 4' acoustical suspended ceiling system with a 2' x 2' look at 8'-8" above finish floor
- General office lighting with 2 x 4 fluorescent troffer fixtures with parabolic lenses
- 225 amp 120/208 volt 3-phase, electrical service
- Heating, cooling, and ventilation supplied by electric/gas roof top packaged units
- Light hazard, sprinkler system
- Fire protection shall be ESFR wet sprinkler system
- Provisions for domestic water and natural gas provided
- All utilities shall be separately metered
- Shared exterior patio area available

