

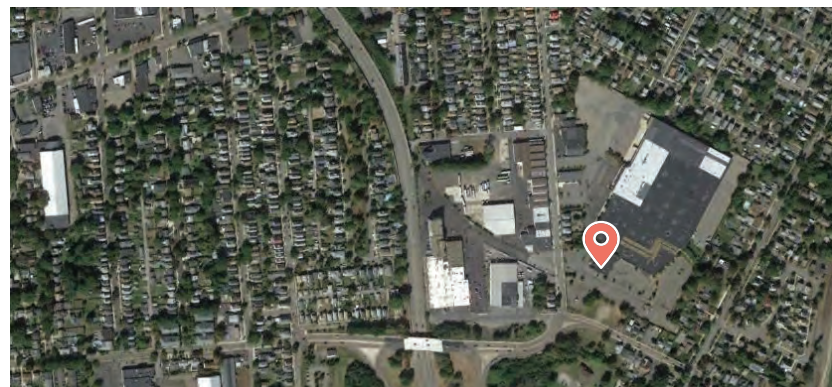
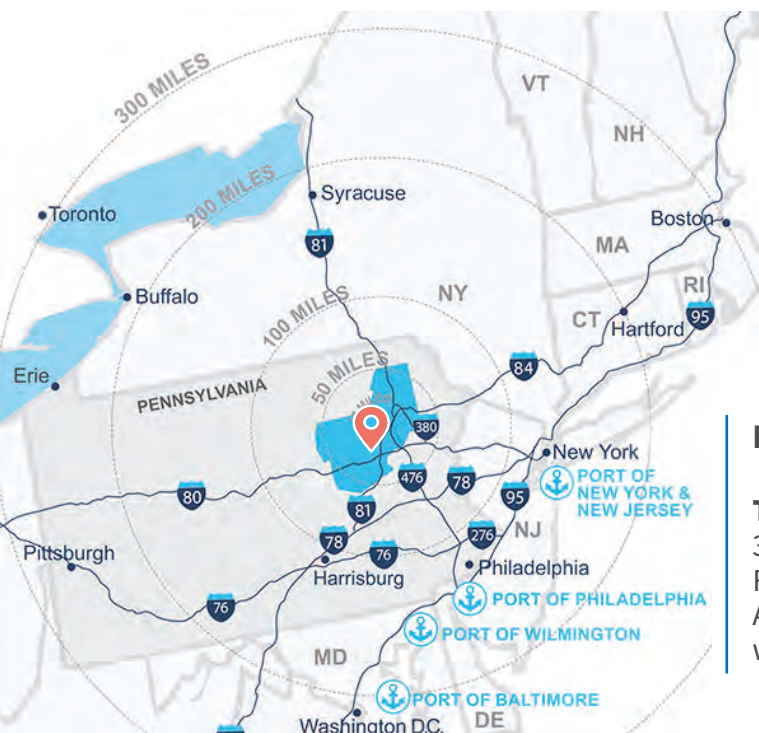
10,134 SF

**180-190 WELLES STREET
SUITE 106**

CROSS VALLEY WEST PROFESSIONAL BUILDING
FORTY FORT, PA 18704

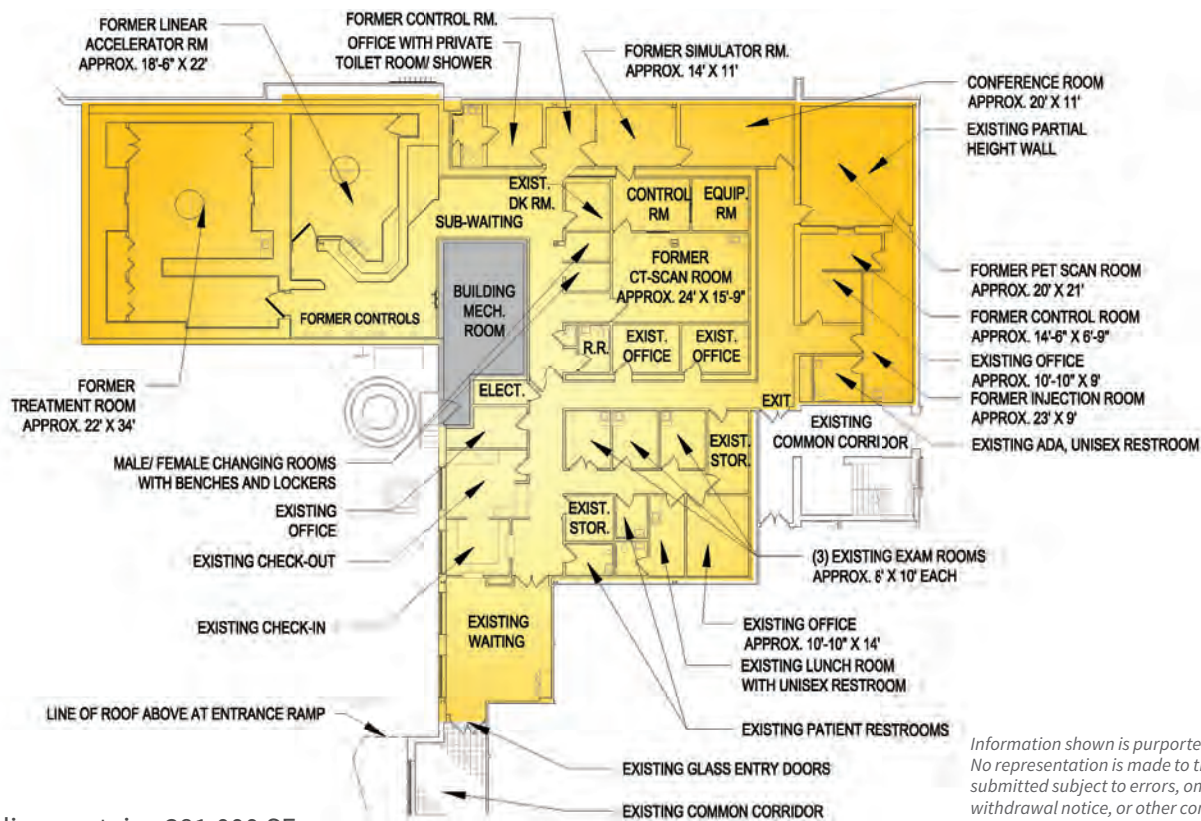


MEDICAL OFFICE SPACE ¼ MILE FROM S.R. 309



Directions to cross valley west professional building:

Traveling North or South on I-81 – Take Exit 170B onto S.R. 309 N (the Cross Valley Expressway) towards Wilkes-Barre. Follow S.R. 309 N to Exit 4. Bear right off exit onto Rutter Avenue then make a quick left onto Welles Street. Building will be on your immediate right.



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

- Building contains 381,000 SF
- Space is available from 3,152 SF to 10,134 SF
- Abundant parking serves complex

- Interior windows are leaded glass within hollow metal frames, lead-lined as noted on drawings.

BUILDING CONSTRUCTION

- Exterior wall construction is a combination of brick masonry, exterior insulated finishing system, and thermally-broken, aluminum frame, insulated glass windows.
- Available space has an existing acoustical suspended ceiling system at typically 9'-0" above finish floor. Areas with taller ceilings are noted on the drawings.
- The available space contains a mixture of finishes, including carpeting, vinyl composition tile, and wallpaper.
- The waiting and reception areas have custom cabinetry, full glass entry doors, and upgraded ceiling tiles.
- The lobby to the available space is naturally-lit with accent lights and marble floor tiles.
- Existing specialty equipment includes custom made cabinetry, a private restroom with shower, and existing radiation protection in the former radiation therapy areas.
- Interior doors are solid-core, oak veneer, flush wood doors with clear poly finish. Lead-lined, specialty doors are noted on the drawings.
- Available space is accessed by an existing, covered stair with accessible ramp and automatic door opener.

UTILITIES

- Has existing general lighting with 2 x 4 fluorescent troffer fixtures with prismatic lenses.
- 800 amp 480/277 volt 3-phase, electrical service with disconnects at former radiology rooms for equipment.
- Heating, cooling, and ventilation is supplied by electric/gas roof top packaged units.
- Space has an existing, Light Hazard, sprinkler system.
- Provisions for domestic water and natural gas are provided.
- All utilities shall be separately metered.

SPECIALTY IMPROVEMENTS

- 22' x 18'6" linear accelerator room
- 24' x 15'9" CT-Scan room
- 23' x 9' injection room
- 21' x 20' PET Scan room
- 34' x 22' treatment room



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FORTY FORT, PA
10,134 SF**



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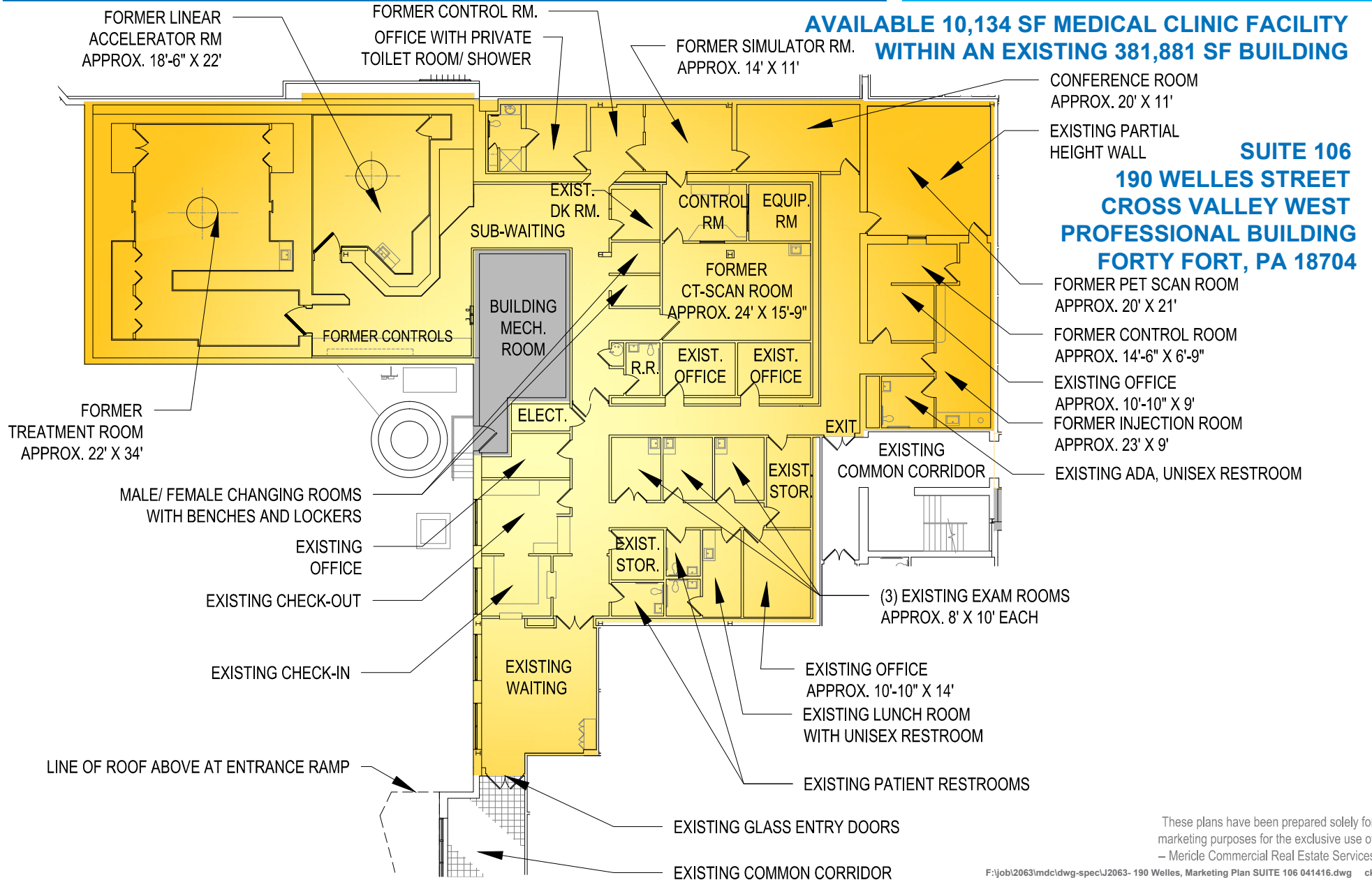








EXISTING FLOOR PLAN



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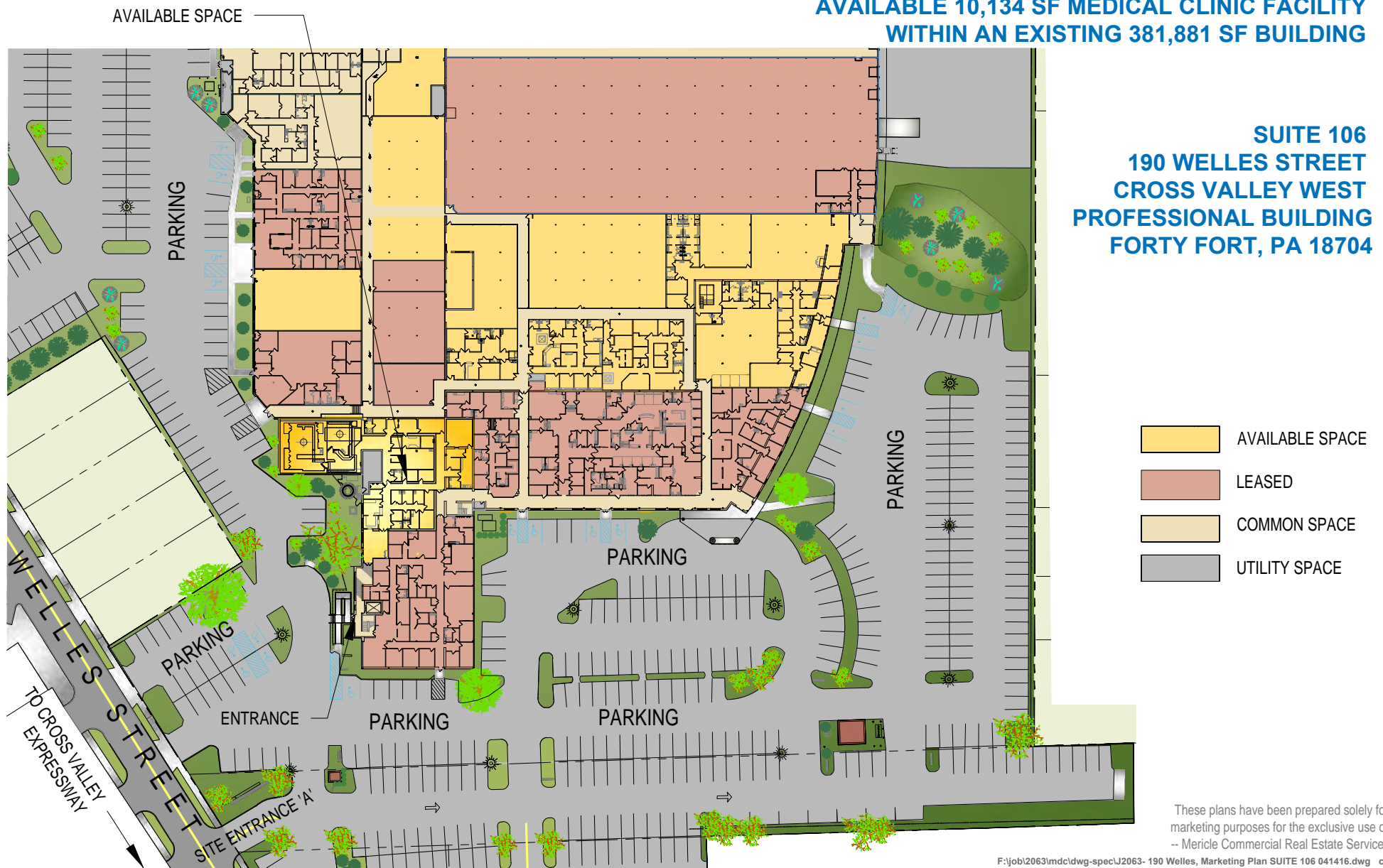
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EXISTING SITE PLAN

**AVAILABLE 10,134 SF MEDICAL CLINIC FACILITY
WITHIN AN EXISTING 381,881 SF BUILDING**

**SUITE 106
190 WELLES STREET
CROSS VALLEY WEST
PROFESSIONAL BUILDING
FORTY FORT, PA 18704**



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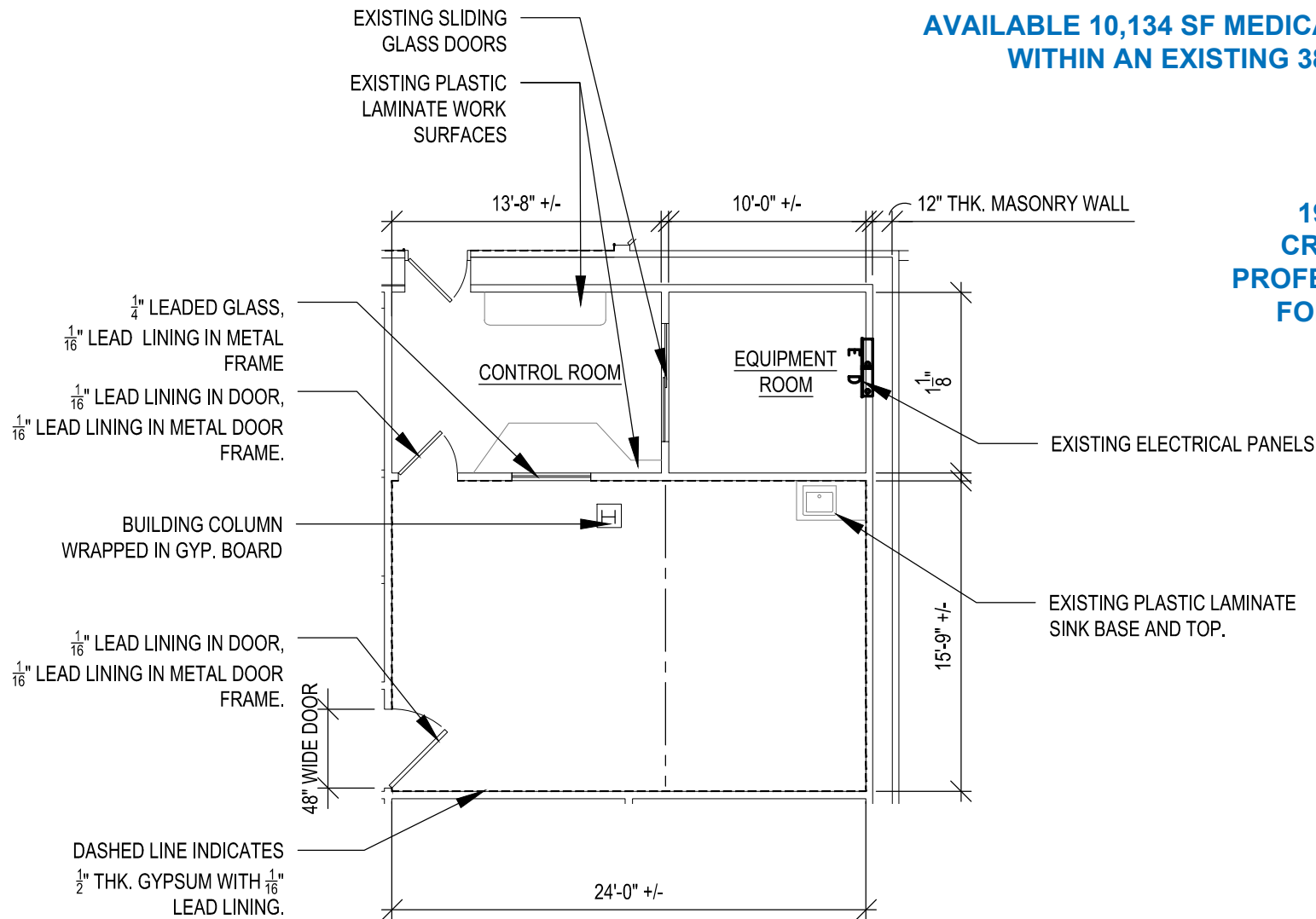
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ENLARGED FLOOR PLAN

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WITHIN AN EXISTING 381,881 SF BUILDING**

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FORMER CT-SCAN ROOM PLAN

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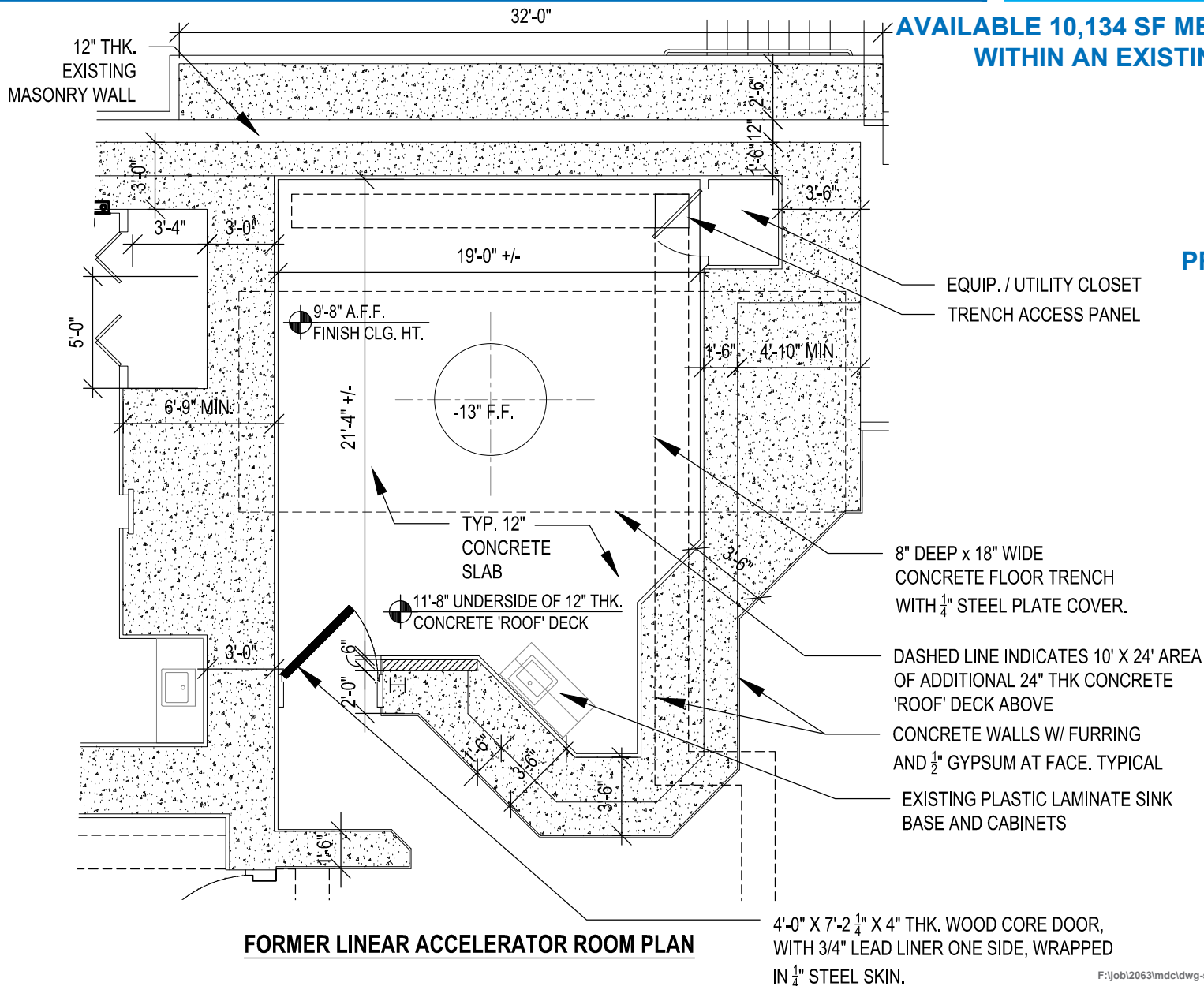
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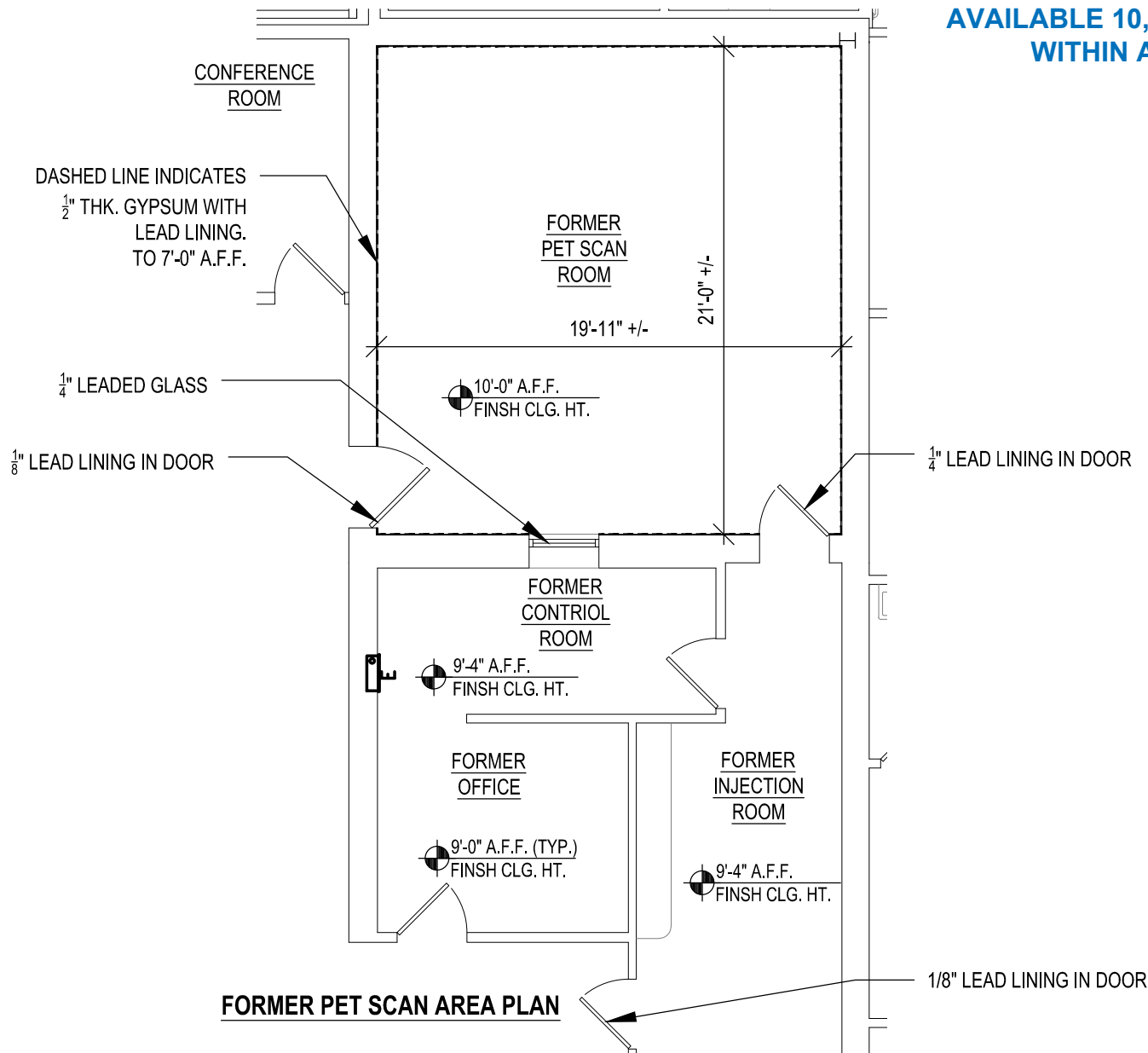
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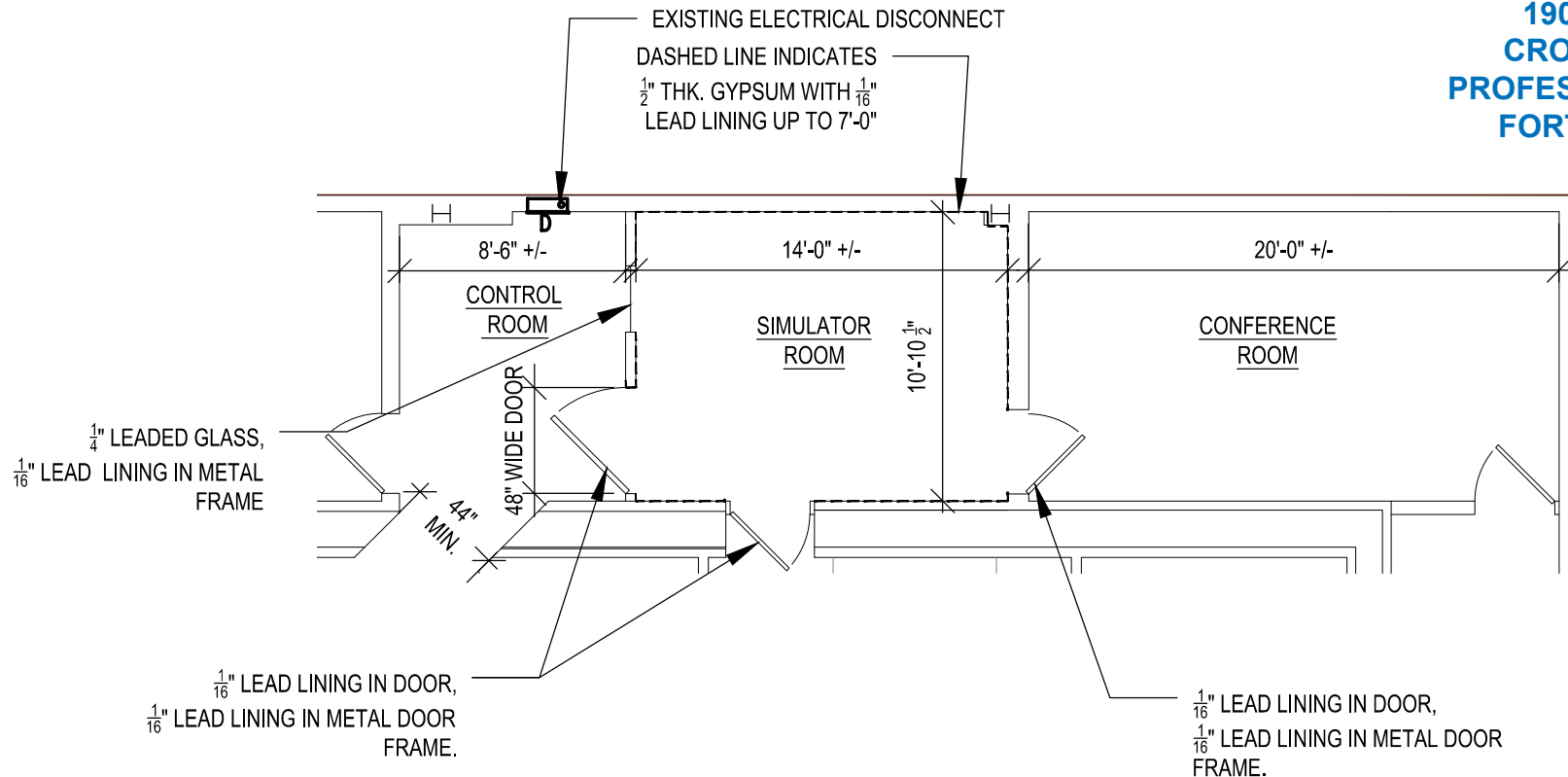
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FORMER SIMULATOR ROOM PLAN

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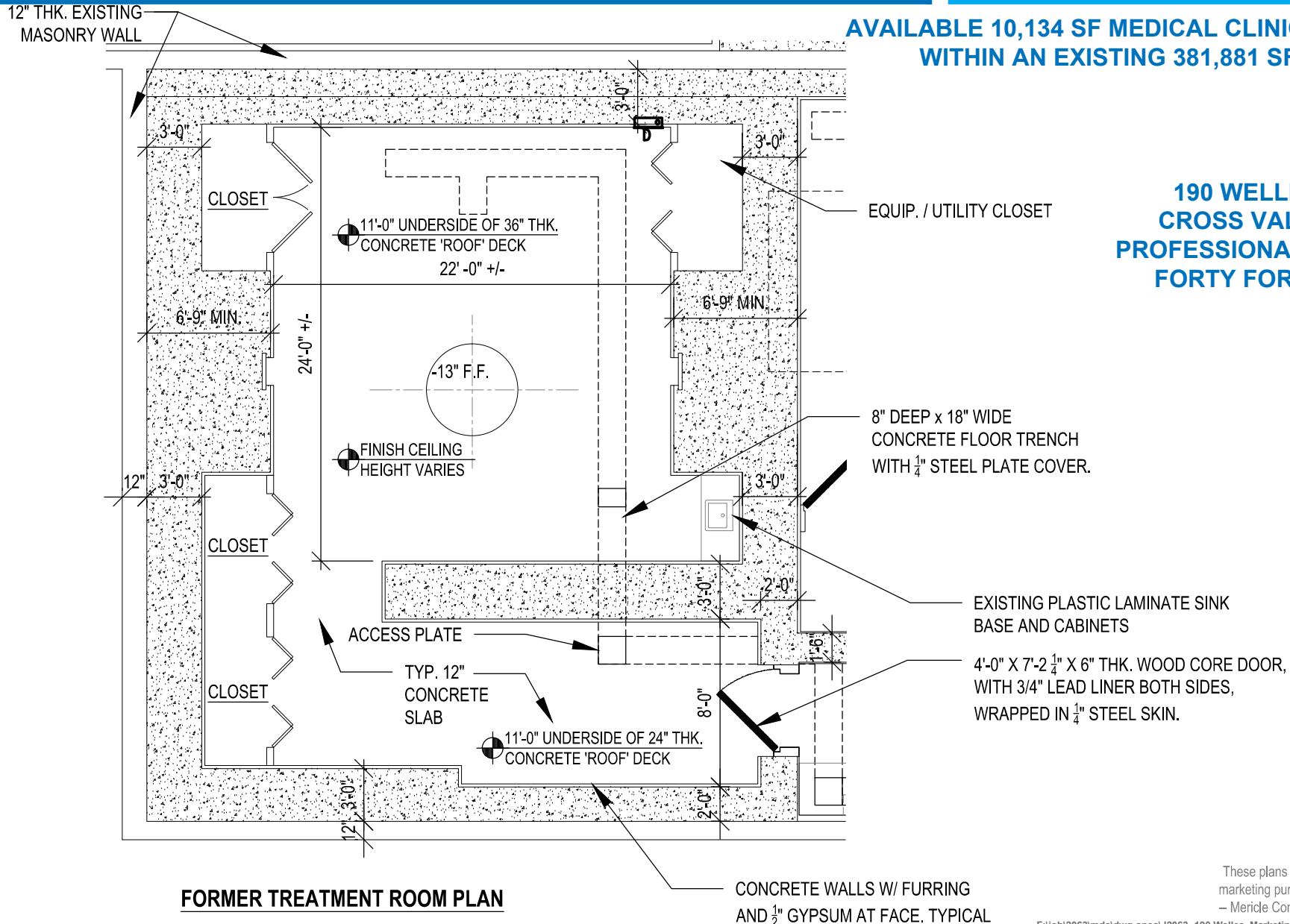
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SPECIFICATIONS

AVAILABLE 10,134 SF MEDICAL CLINIC FACILITY WITHIN AN EXISTING 381,881 SF BUILDING

SITE IMPROVEMENTS

- Three (3) dedicated, and seventeen (17) 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.

BUILDING IMPROVEMENTS

- Building contains 381,000 S.F.
- Available space is 3,152 S.F. to 10,134 S.F.
- Available space is accessed by an existing, covered stair with accessible ramp and automatic door opener.
- Exterior wall construction is a combination of brick masonry, exterior insulated finishing system, and thermally-broken, aluminum frame, insulated glass, windows.
- Lobby to available space is naturally-lit with accent lights and marble floor tiles.
- Available space has an existing acoustical suspended ceiling system at typically 9'-0" above finish floor, typical. Areas of with taller ceilings are noted on the drawings.
- The Waiting and Reception Areas have custom cabinetry, full glass entry doors, and upgraded ceiling tiles.
- Existing specialty equipment includes custom made cabinetry, a private restroom with shower, and existing radiation protection in former Radiation Therapy Areas.
- The available space contains a mixture of finishes, including carpeting, vinyl composition tile, and wallpaper.
- Interior doors are solid-core, oak veneer, flush wood doors with clear poly finish. Lead-lined, specialty doors are noted on drawings.
- Interior windows are leaded glass within hollow metal frames, lead-lined as noted on drawings.
- Available space has existing general lighting with 2 x 4 fluorescent troffer fixtures with prismatic lenses.
- Available space has 800 amp 480/277 volt 3- phase, electrical service with disconnects at former radiology rooms for equipment.
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