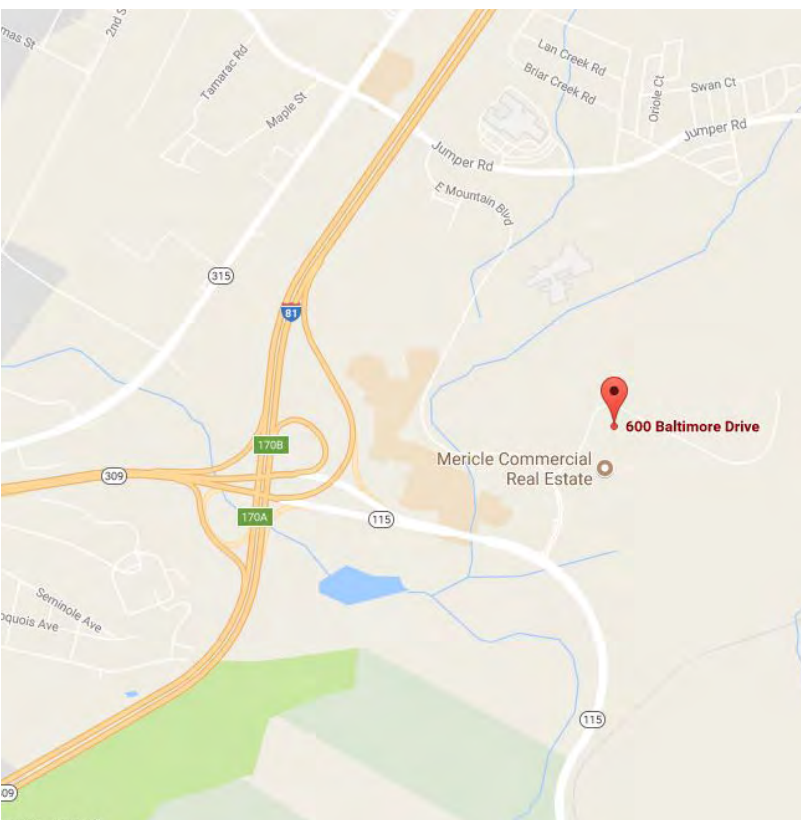


1,635 SF

600 BALTIMORE DRIVE
EAST MOUNTAIN CORPORATE CENTER
PLAINS TOWNSHIP, PA 18702



MODERN OFFICE SPACE



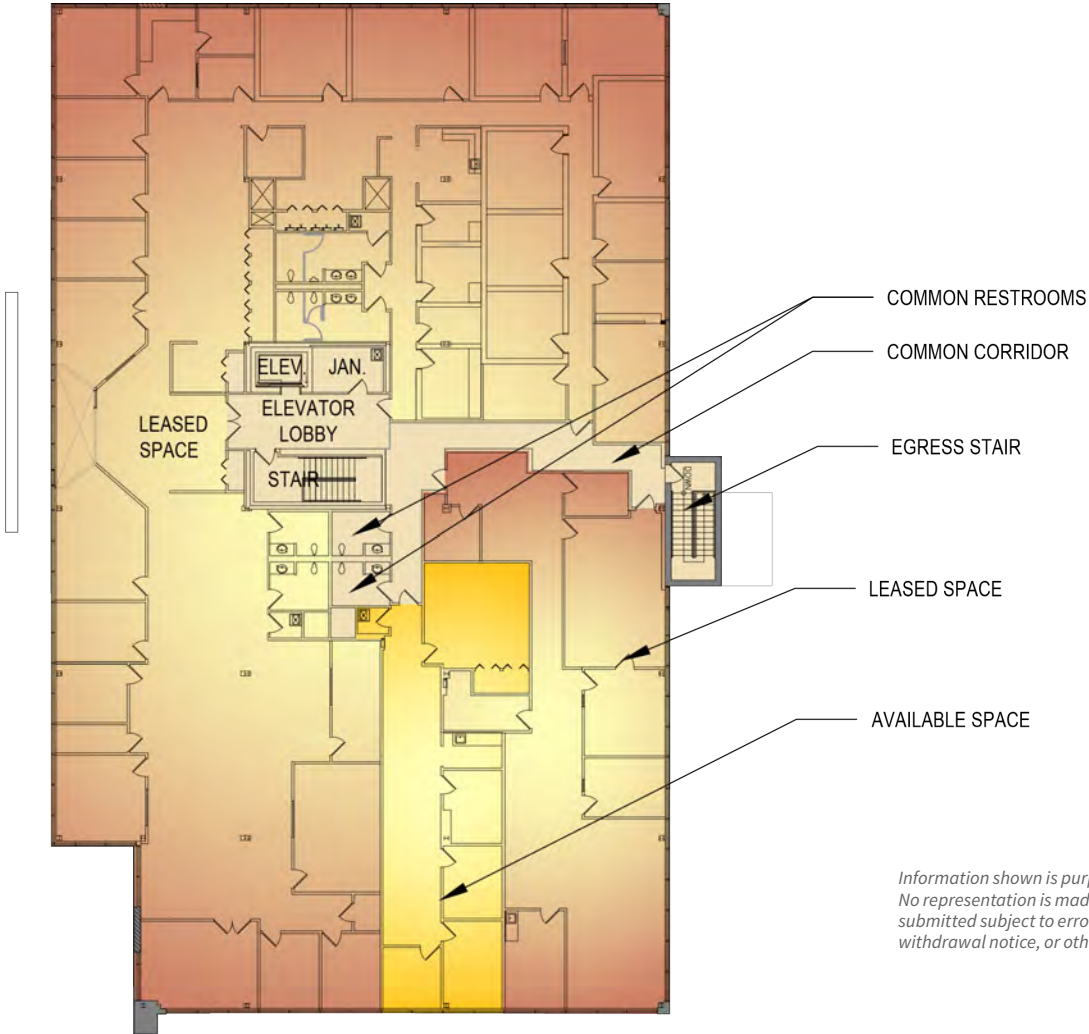
East Mountain Corporate Center is located along **Route 115** at **Exit 170A** of Interstate 81 and features very reliable electrical power, fiber optics and natural gas service.

The park's strategic location along the I-81 Corridor combined with Northeast PA's exceptional higher education infrastructure makes the recruitment of talented professionals quite easy. More than 460,000 people live within 20 miles of the park.

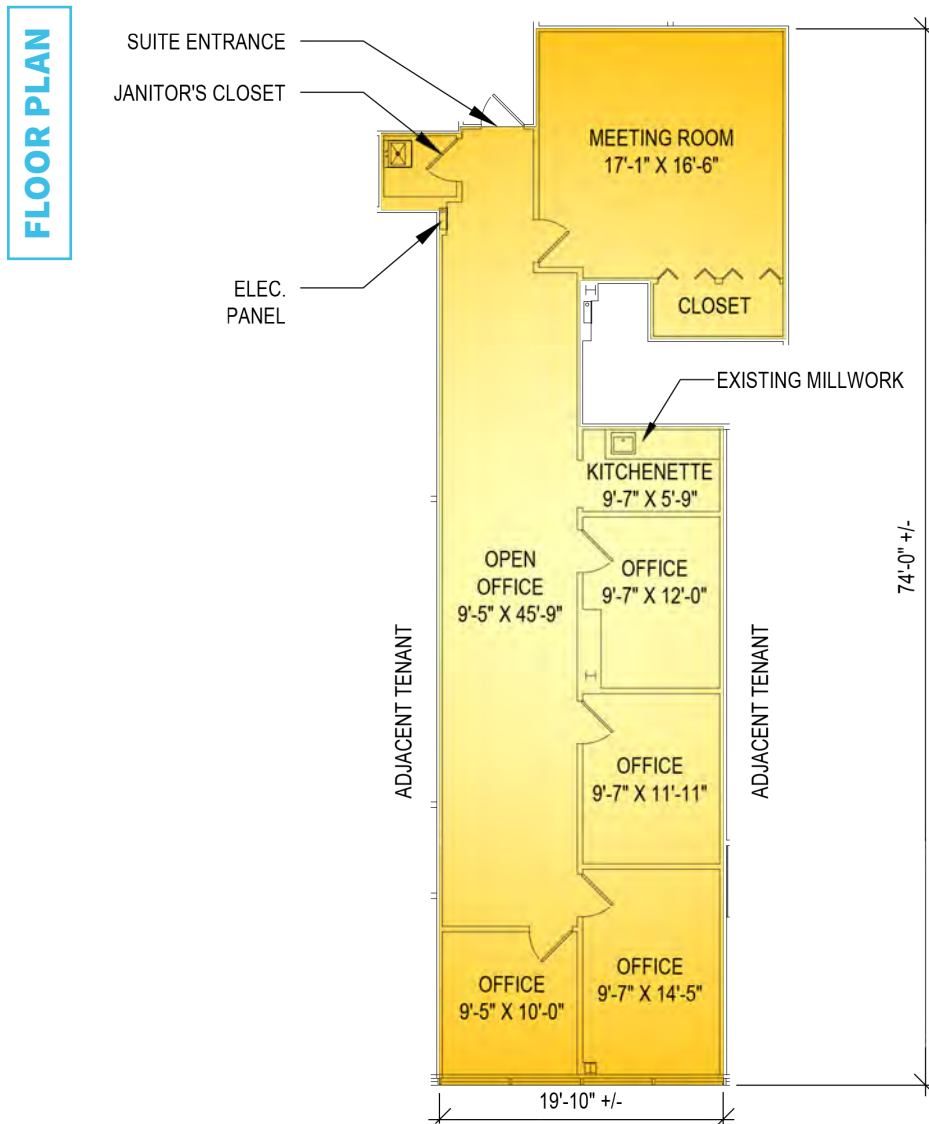
SITE PLAN



FLOOR 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.



PROPERTY SPECIFICATIONS

SITE IMPROVEMENTS

- Site contains approximately 3.82 acres
- On-site parking for approximately 7 vehicles
- Shared outdoor patio area
- Professionally designed and maintained landscaping
- Multi-tenant, marquee sign at site entrance

BUILDING IMPROVEMENTS

- Two-story office building containing 31,359 square feet
- Available space is 1,635 SF on the second floor

- Available space accessible via common elevator and stair tower
- Available space has access to common restrooms
- Building structure is steel with 4" concrete floor slabs. The exterior wall finishes are a combination of brick masonry veneer and thermally-broken, aluminum frame, ribbon window and storefront window systems.
- Roof is a fully-adhered EPDM roof with interior storm leaders
- The available space has Mericle Premium Finishes

PROPERTY SPECIFICATIONS (CONT.)

UTILITIES AND BUILDING SYSTEMS

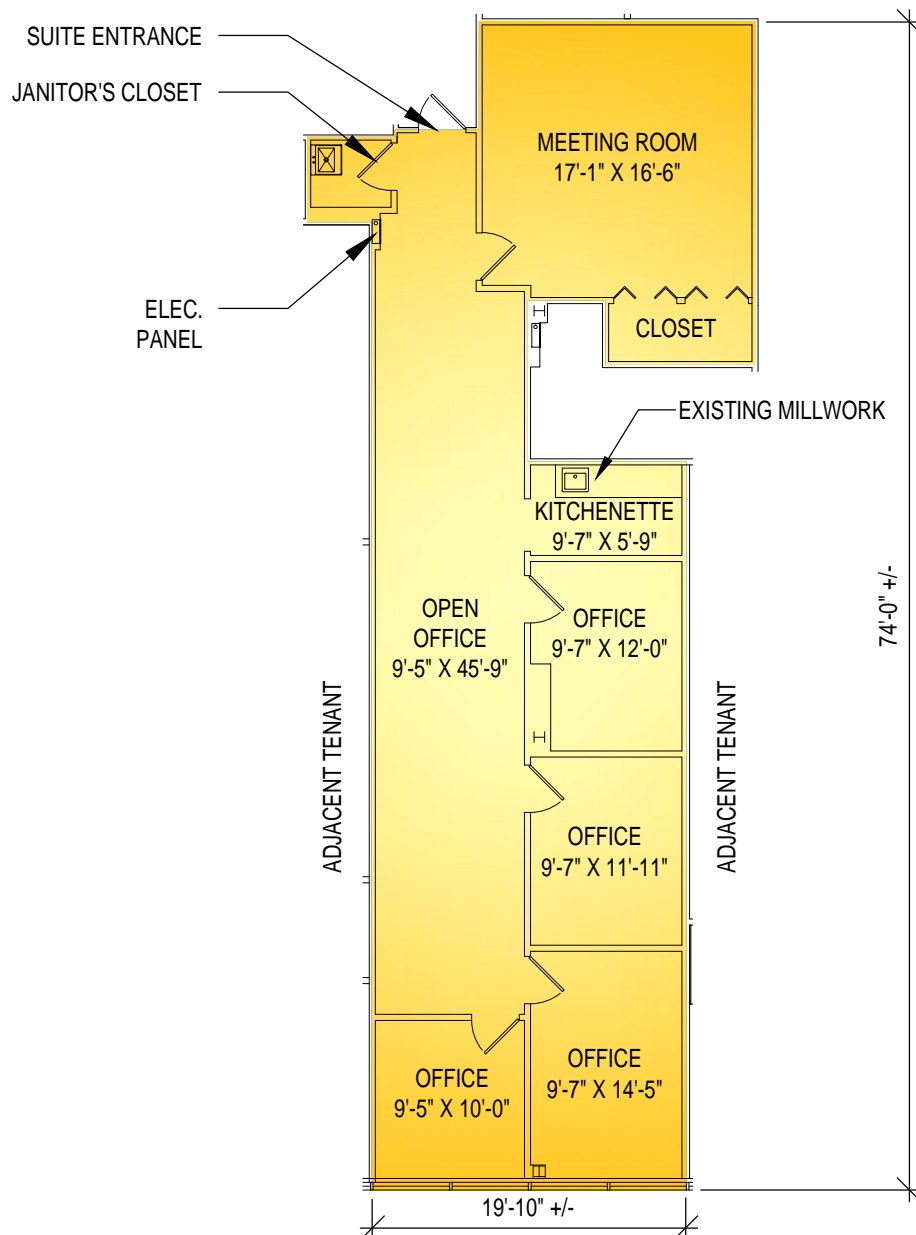
- Existing HVAC is through individually controlled, gas/electric packaged roof-top units designed for 400 cfm per room.
- The electrical service is 100 amps, 120/208 volts, 3-phase.
- The lighting is 2' x 4' lay-in fluorescent troffers with parabolic lenses.
- Building is fully sprinklered, Ordinary Hazard System.
- Fiber and copper telecommunications service in the park are provided by Verizon, Level-3, Frontier Communications, Comcast, and Earthlink.
- Provisions for domestic water and natural gas shall be provided.
- All utilities shall be separately metered.



ENLARGED FLOOR PLAN

AVAILABLE 1,635 S.F. SPACE WITHIN AN
EXISTING TWO-STORY OFFICE BUILDING

PARCEL 28
600 BALTIMORE DRIVE
EAST MOUNTAIN
CORPORATE CENTER
WILKES-BARRE, PENNSYLVANIA



These plans have been prepared solely for
marketing purposes for the exclusive use of
-- Mericle Commercial Real Estate Services

F:\JOB\2071\IMDC\DWG-SPEC\IMKTG\IMKT- 600 BALTIMORE DR.-1635 SF SPACE 07312018.DWG CK

570.823.1100
mericle.com



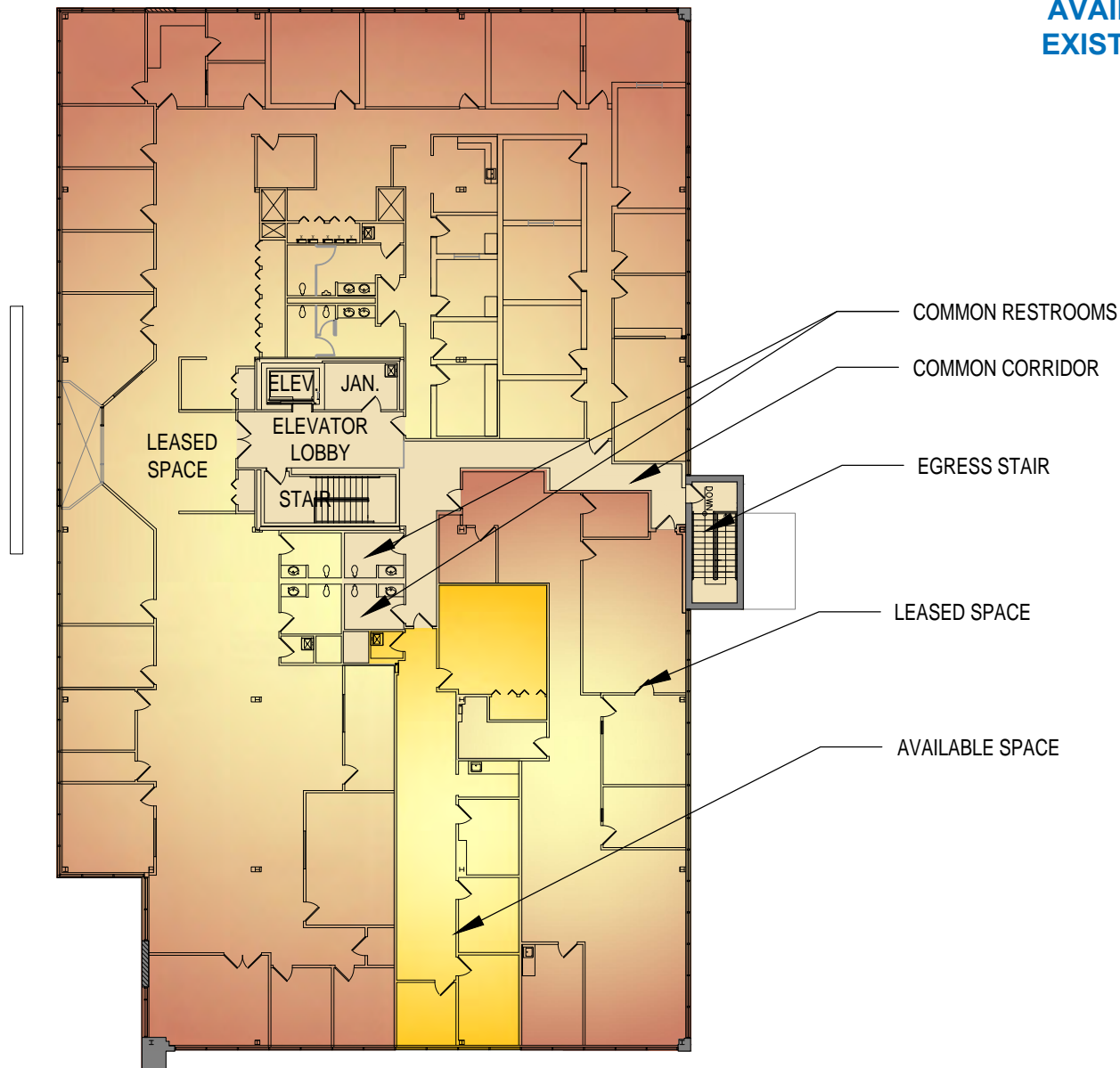
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

SECOND FLOOR PLAN

AVAILABLE 1,635 S.F. SPACE WITHIN AN
EXISTING TWO-STORY OFFICE BUILDING

PARCEL 28
600 BALTIMORE DRIVE
EAST MOUNTAIN
CORPORATE CENTER
WILKES-BARRE, PENNSYLVANIA



These plans have been prepared solely for
marketing purposes for the exclusive use of
-- Mericle Commercial Real Estate Services

F:\JOB\2071\MD\DWG-SPEC\MKTG\IMKT- 600 BALTIMORE DR.-1635 SF SPACE 07312018.DWG CK

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

EXISTING SITE PLAN

**AVAILABLE 1,635 S.F. SPACE WITHIN AN
EXISTING TWO-STORY OFFICE BUILDING**

**PARCEL 28
600 BALTIMORE DRIVE
EAST MOUNTAIN
CORPORATE CENTER
WILKES-BARRE, PENNSYLVANIA**



These plans have been prepared solely for
marketing purposes for the exclusive use of
-- Mericle Commercial Real Estate Services

F:\JOB\2071\IMDC\DWG-SPEC\IMKTG\IMKT- 600 BALTIMORE DR.-1635 SF SPACE 07312018.DWG CK

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

SPECIFICATIONS

SITE IMPROVEMENTS

- Site contains approximately 3.82 acres.
- On-site parking for approximately 7 vehicles.
- Shared outdoor patio area.
- Water feature at building entrance.
- Professionally designed and maintained landscaping.
- Multi-tenant, marquee sign at site entrance.

BUILDING IMPROVEMENTS

- Two-story Office Building contains 31,359 square feet.
- Available space is 1,635 square feet on the second floor.
- Available space accessible via common elevator and stair tower.
- Available space has access to common restrooms.
- Building structure is steel with 4" concrete floor slabs. The exterior wall finishes of a combination of brick masonry veneer and thermally-broken, aluminum frame, ribbon window and storefront window systems.
- Roof is a fully-adhered EPDM roof with interior storm leaders.
- The available space has Mericle Premium Finishes.

UTILITIES AND BUILDING SYSTEMS

- Existing HVAC is through, individually controlled, gas/electric packaged roof-top units designed for 400 cfm per room.
- The existing electrical service is 100 amps 120/208 volts, 3-phase.
- The lighting is 2' x 4' lay-in fluorescent troffers with parabolic lenses.
- Building is fully sprinklered, Ordinary Hazard System.
- Fiber and Copper Telecommunications service in the Park are provided by Verizon, Level-3, Frontier Communications, Comcast, and Earthlink.
- Provisions for domestic water and natural gas shall be provided.
- All utilities shall be separately metered.

**AVAILABLE 1,635 S.F. SPACE WITHIN AN
EXISTING TWO-STORY OFFICE BUILDING**

**PARCEL 28
600 BALTIMORE DRIVE
EAST MOUNTAIN
CORPORATE CENTER
WILKES-BARRE, PENNSYLVANIA**

These plans have been prepared solely for
marketing purposes for the exclusive use of
-- Mericle Commercial Real Estate Services

F:\JOB\2071\MD\DWG-SPEC\MKTG\MKT- 600 BALTIMORE DR.-1635 SF SPACE 07312018.DWG CK

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