

HIGH-PROFILE OFFICE SITES
IN THE FASTEST GROWING BUSINESS PARK
IN PENNSYLVANIA





INTRODUCTION

Developed by Mericle Commercial Real Estate Services, CenterPoint Commerce & Trade Park is a mixed-use business park located in Jenkins Township and Pittston Township, Pennsylvania at the intersection of Interstates 81 and 476. The park is just a two hour drive from New York City, Philadelphia, and Harrisburg. Interstates 84 and 380 can be reached in 15 minutes, and Interstate 80 can be reached in 25 minutes. More than 470,000 people live within 20 miles.

A few of the park's office and industrial tenants include Maximus, C3i, Boden USA, Geisinger Blood Center, Lowes, Home Depot, Corning, Men's Wearhouse, and Neiman Marcus.

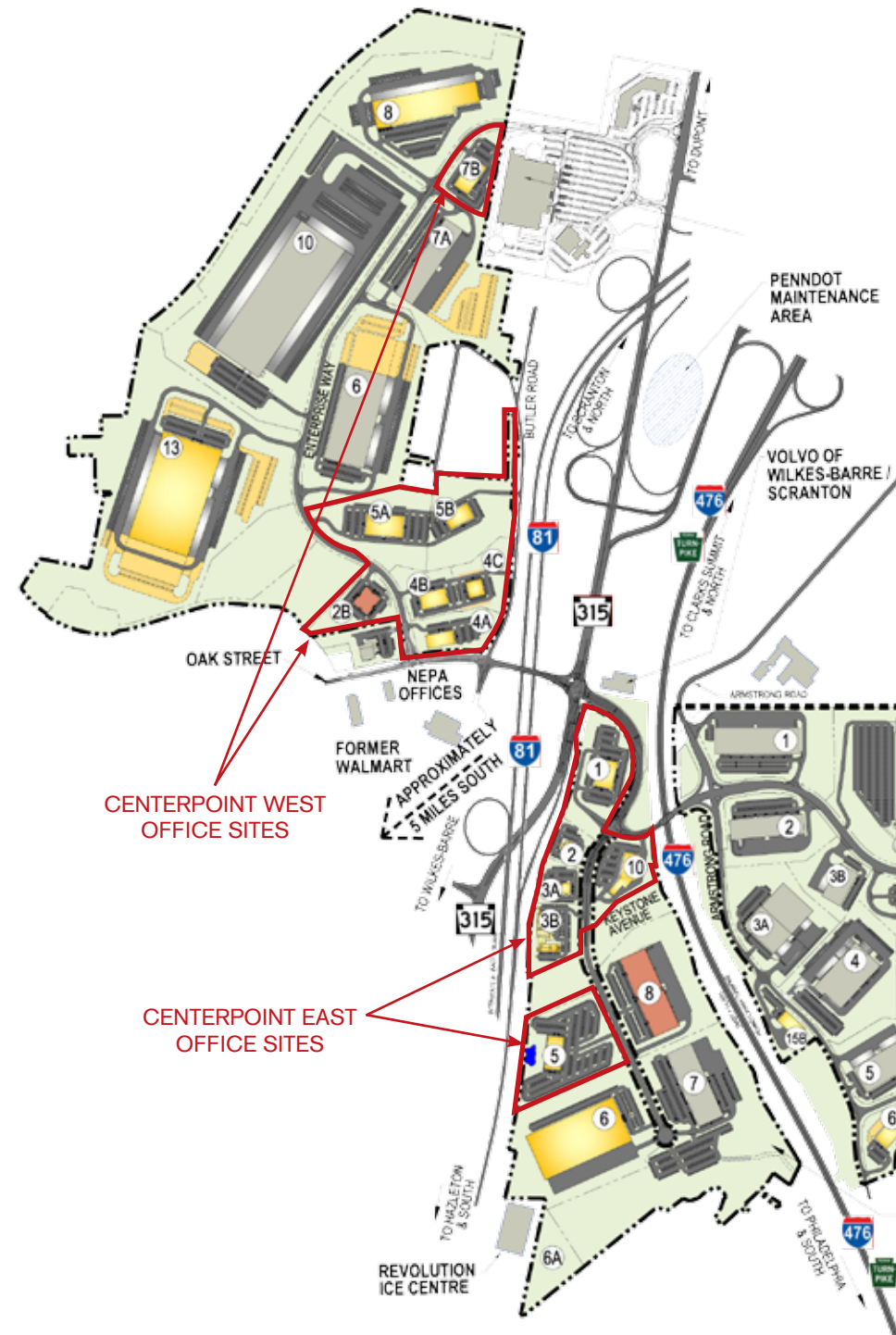
CenterPoint is home to the most visible, fully-prepared office sites in Northeastern Pennsylvania. Mericle has cleared, graded, and compacted 13 office sites in the park and has secured all necessary permits and approvals. The parcels are ready for the immediate construction of building foundations. Because the sites are ready to go, Mericle can construct office buildings faster than any other developer in the market.

The 13 parcels total 68.9 acres and will accommodate office buildings ranging from 5,000 square feet to 90,000 square feet. In total, Mericle plans to develop more than 462,000 square feet of office space in the park and is constructing a 22,600 square, foot single-story office building, which will be ready for tenants in the spring of 2015.

CenterPoint is utility strong. The park is served by reliable electricity from PPL Electric Utilities and fiber and cable service from Verizon, Frontier Communications, Level 3, and Comcast. Public water with very strong pressure, sanitary sewer, and natural gas are also in place.

Three major overnight delivery companies serve CenterPoint. FedEx Ground's Northeastern Pennsylvania facility is located inside CenterPoint East, and FedEx Express and UPS are located in adjacent business parks. The U.S. Postal Service also has three facilities within a 10 minute drive.

For information about all of Mericle's available sites and buildings, visit www.mericlereadytogo.com.



CENTERPOINT EAST

LOT	ACRES
1	7.98
2	1.91
3A	2.25
3B	4.02
5	10.09
10	4.50



CENTERPOINT WEST

LOT	ACRES
2B	4.058
4A	4.00
4B	3.48
4C	4.16
5A	9.00
5B	9.39
7B	4.06



ABOUT NORTHEASTERN PENNSYLVANIA'S WORKFORCE



"There's a great work ethic here. I have employees that work long overtime hours...programmers who are here until after midnight and then back on the job by 7 a.m. the next morning. And it's not something that we ask them to do. That's just how dedicated they are. So there's just an amazing work ethic with the people that we bring on board...It's a huge advantage for us."

**Scott Sanfilippo | Co-Founder & President | Solid Cactus
Butler Township, PA**

"It's almost like Northeast PA defines what work ethic is. People come to work with an eagerness and a willingness to get the job done."

**John Rhodes | Senior Executive | Moran, Stahl and Boyer
Lakewood Ranch, FL**



"Since relocating our US based call center to Wilkes-Barre in November of 2007, C3i has had the opportunity to recruit and train more than 175 technical people to support our pharmaceutical clients. The workforce in NEPA is very strong, and we are continually able to obtain excellent people who are qualified, professional, and dedicated to quality. Our customer satisfaction scores, which are a direct evaluation of our call center personnel, average 96%."

Robert Jones | CFO | C3i, Plains Twp., PA

"Moving the company here from New Jersey has been a great experience. We've been impressed by the quality of the workforce, the affordability of the area, and the presence of a number of strong colleges and universities. Our people feel a part of the organization, and there's a commitment among the workforce here that's far superior to any other area I've seen. What's telling is that employees in Northeastern Pennsylvania like to name who they're working with, as opposed to who they're working for... It's a big part of what defines them."

Jack Kiefer | President & CEO | BabyAge.com, Jenkins Twp., PA



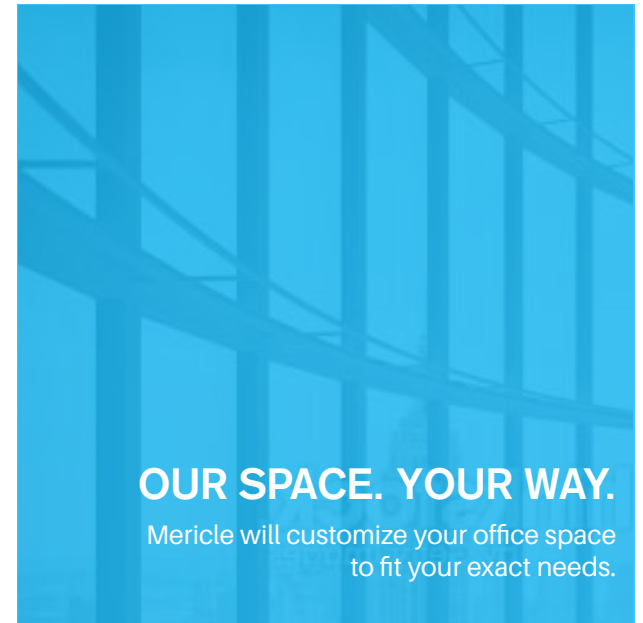
"I have been a manager in varying industries now for over 35 years. I have had the ability to establish new facilities and have had first-hand involvement with varying work forces in 6 different states. During this time the workforce ethics varied from state to state and industry to industry. I can honestly say that coming back to Pennsylvania and managing a facility where the employees care about their job, have a strong feeling of ownership of their company, and the motivation level to exceed is exciting and beneficial to our facility and company. I have not encountered this work ethic in many of the locations I have managed and lived in. Northeast PA is a company's best found option for a exceeding their expectations."

Bill Welliver | Facility Manager | Telerox, Hanover Twp., PA

"We know that if we can get prospective clients to this building we can sell them. When we walk them around the floor they see the positive energy and work ethic of our employees. Our folks are passionately committed to providing exceptional customer service and exceptional claim processing every single day. They are determined to get it right the first time. As a native of this area, I am so proud of their desire to go above and beyond to make our clients feel comfortable."

**Antoinette Bonacci | VP & Site Leader | Cigna Insurance
Moosic Borough**





TAX ABATEMENT

Local Economic Revitalization Tax Abatement (LERTA) Program - The Luzerne County Commissioners, the Pittston Area School Board, and the supervisors of Jenkins and Pittston Townships have approved a 10-year, 100% real estate tax abatement on all buildings and improvements constructed in CenterPoint. As the developer/owner of the buildings, Mericle will pass along these significant savings to its tenants.

JOB TRAINING

There are several programs available, which will help employers fund their training costs.

Workforce and Economic Development Network of Pennsylvania (WEDnetPA) - This program, a collaborative partnership of community colleges, state system universities, and other educational institutions, provides qualified employers training funds for new and existing employees.

Funding can be used for a wide range of incumbent worker training - categorized as either Essential Skills Training or Advanced Technology Training. Up to \$450 per trainee, per year, can be made available for Essential Skills Training and up to \$850 per trainee, per year, for Advanced Technology Training.

Employees to be trained must be residents of and employed in Pennsylvania and must earn at least 150% of the current federal minimum wage, excluding benefits. Employees to be trained must be permanent, full-time employees and eligible for full-time benefits.

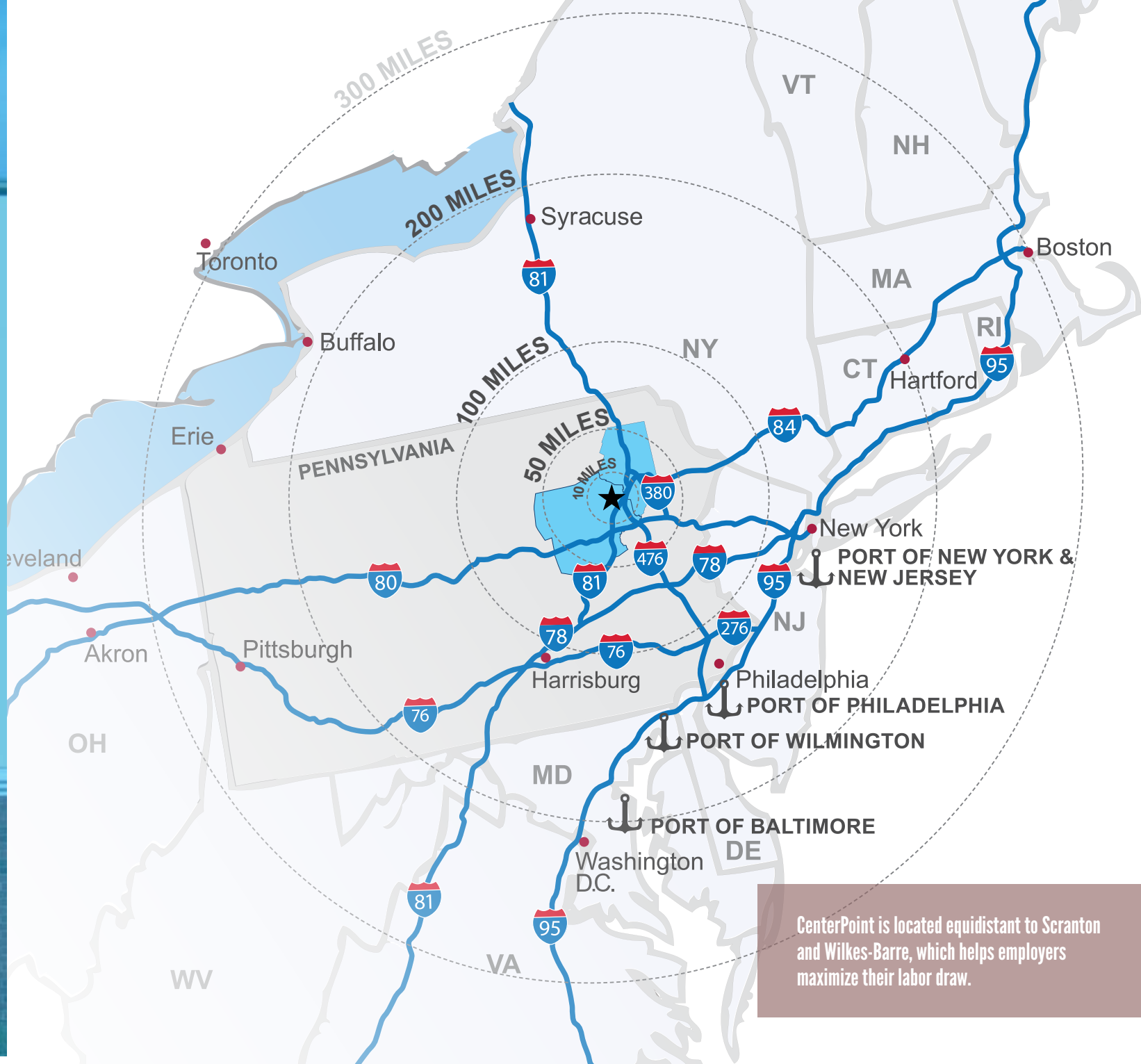
Workforce Investment Act - This federal program, processed by local Workforce Investment Boards, helps reimburse employers for part of the cost of job training of eligible individuals. Certain private and public sector employees,

FACT CenterPoint Commerce & Trade Park has more people living within 20 miles than any other business park in Northeastern Pennsylvania.

dislocated workers, unemployed persons, and persons seeking employment are eligible. Employers can receive reimbursement for up to 50% of wages paid to employees while in training and up to the actual costs of classroom training and training-related and supportive services.

Visit www.newpa.com for more information about these and other grant, loan, and tax-credit programs.







LABOR DATA

LARGEST OFFICE EMPLOYERS WITHIN 20 MILES OF CENTERPOINT

COMPANY	FUNCTION	LOCATION	COUNTY	EMP.
ACE Agribusiness	Insurance Co.	Wilkes-Barre	Luzerne	D
Altria Group	Food Products Services	Hanover Twp.	Luzerne	C
Bank of America	Financial Services	Moosic Borough	Lackawanna	A
Blue Cross of NEPA	Health insurance Co.	Wilkes-Barre	Luzerne	B
C3i	Customer Relations Services	Plains Twp.	Luzerne	D
Cigna Insurance Co.	Customer Service (Health Insurance)	Moosic Borough	Lackawanna	B
Commonwealth Financial Systems	Collection Agency	Dickson City Borough	Lackawanna	D
EDM Americas	Document & Information Management	Moosic Borough	Lackawanna	C
Frontier Communications Solutions	Telecommunications	Kingston Twp.	Luzerne	C
Geisinger Health Systems	Health Network Service Center	Moosic Borough	Lackawanna	C
Genpact	Financial Information Center	Hanover Twp.	Luzerne	C
Guard Insurance (Berkshire Hathaway)	Insurance	Wilkes-Barre	Luzerne	C
Kemper Direct	Insurance	Moosic Borough	Lackawanna	D
Maximus	Health Claims Appeals	Jenkins Twp.	Luzerne	B
Metropolitan Life Insurance Co.	Computer Center	South Abington Twp.	Lackawanna	B
Network Solutions (Web.com)	Service Provider	Butler Twp.	Luzerne	D
Penn Foster Career School	Distance Education Services	Scranton	Lackawanna	B
PPL Solutions	Call Center	Hazle Twp.	Luzerne	D
Prudential	Insurance	Moosic Borough	Lackawanna	B
RCN	Telecommunications Co. Services	Plain Twp.	Luzerne	C
Sallie Mae/Navient	Student Loan Service Center	Hanover Twp.	Luzerne	B
Solid Cactus (Web.com)	E-Commerce Marketer	Butler Twp.	Luzerne	D
Teleryx	Financial Services Customer Service	Hanover Twp.	Luzerne	C
TMG Health	Health Care Processing	Jessup Borough	Lackawanna	B
TMS Health (Xerox)	Health Care Communications Co.	Jessup Borough	Lackawanna	D
U.S. Social Security Data Center	Data Center	Plains Twp.	Luzerne	A
UPS Supply Chain Solutions	National Accounting Office	Throop Borough	Lackawanna	C
Verizon	Telecommunications	Scranton	Region	D

EMPLOYMENT KEY:

A	1000+ employees
B	500-999 employees
C	250-499 employees
D	100-250 employees
E	less than 100 employees

AVERAGE WEEKLY WAGE RATES FOR VARIOUS WHITE COLLAR EMPLOYMENT SECTORS

	FINANCE & INSURANCE	INFORMATION	PUBLIC ADMINISTRATION	PROFESSIONAL, SCIENTIFIC, & TECHNICAL SERVICES
PHILADELPHIA METRO	\$2,360	\$1,694	\$1,198	\$1,932
PITTSBURGH MSA	\$1,678	\$1,409	\$1,035	\$1,426
HARRISBURG-CARLISLE MSA	\$1,354	\$1,216	\$1,066	\$1,280
ALLENTOWN-BETHLEHEM-EASTON MSA	\$1,269	\$1,193	\$901	\$1,129
SCRANTON-WILKES-BARRE-HAZLETON MSA	\$1,250	\$890	\$897	\$931

Source: paworkstats.state.pa.us

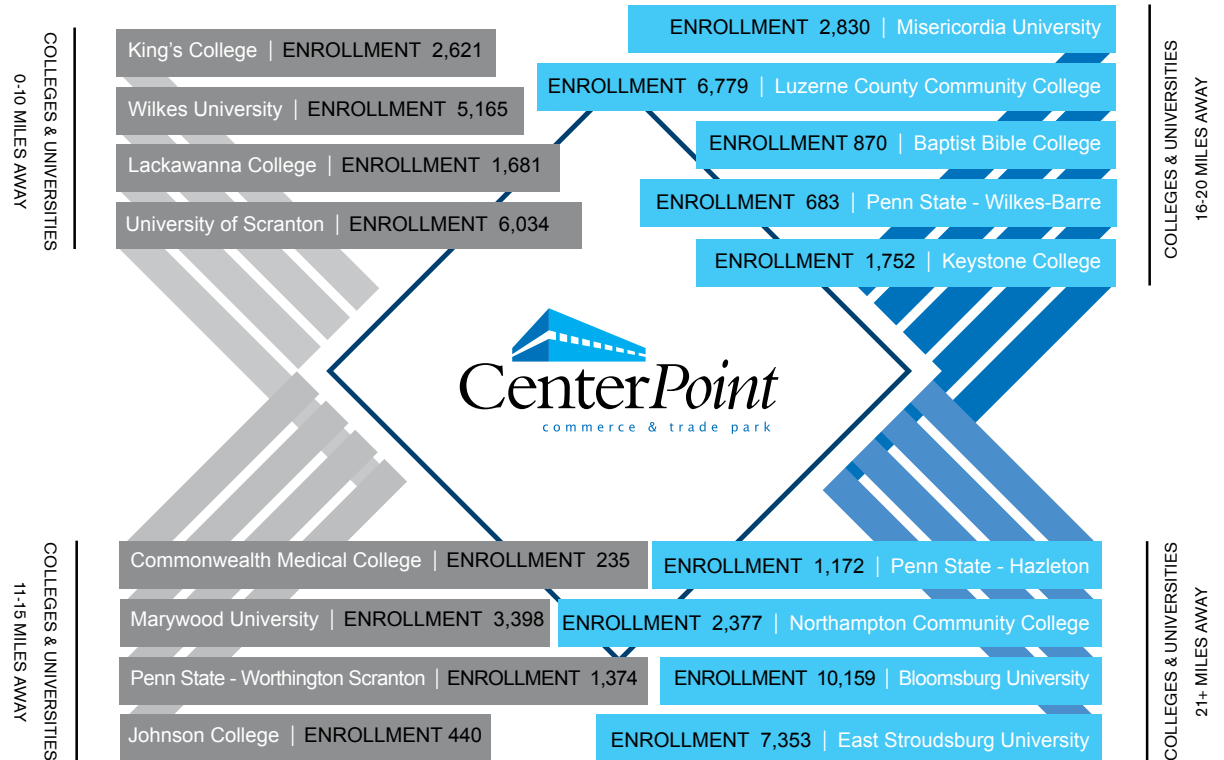


HIGHER EDUCATION

THERE ARE 17 COLLEGES AND UNIVERSITIES WITH CLOSE TO **55,000 STUDENTS** WITHIN A ONE HOUR DRIVE OF CENTERPOINT.



The region's network of higher education provides an invaluable resource for employers and their employees, offering ample opportunity for co-ops, continuing education, customized job training, internships, and recruiting.



Source: colleges.findthebest.com



A modern office interior with large glass windows and doors. In the foreground, there are two red leather armchairs and a small white table. A large potted plant with white flowers sits on the floor. The background shows a hallway with a dark door and a red fire alarm pull station.

WHAT SEPARATES US FROM OUR COMPETITION?

1. We self-perform our projects.
2. We deliver a quality product at the best value in the market.
3. We have more product available than any other developer.
4. We know the market better than any other developer.
5. We work fast.

Mericle is a true **single-point-of-contact** for firms in need of commercial real estate in Northeastern Pennsylvania.



ABOUT THE DEVELOPER



Mericle is a vertically-integrated company with more than 200 in-house professionals with expertise in all aspects of commercial real estate development and construction. The Mericle team includes licensed architects, land planners, professional engineers, surveyors, licensed electricians, plumbers, carpenters, certified public accountants, in-house legal counsel, leasing and marketing professionals, licensed brokers, property managers, and more.

The company's growth and success have been based on the principle of providing quality commercial real estate at a very competitive price. Mericle has always been the leader in securing quality tenants to fill the speculative space that it constructs and has consistently maintained the stability of its portfolio by attracting and retain-

ing quality tenants. Mericle is proud of the fact that it has never lost an existing tenant to a competitor in its core market. That ability to attract and retain quality tenants for its portfolio has been the catalyst for the company's growth since 1985.

By self-performing virtually all aspects of development and construction, using its own in-house personnel, Mericle is better able to control costs and fast track delivery schedules to meet its clients' needs. It fashions itself as a throwback to the "master builder" of old when experienced craftsmen self-performed all aspects of the construction process. Mericle has consistently proven its ability to build quality investment-grade commercial space at low costs by maintaining an experienced staff that, like in a manufacturing process, has been able to perfect and fine

tune the efficiency of its delivery process by repetitively producing a consistent and similar product type. The result is extremely fast delivery of quality product at very competitive rates.

Mericle is the authorized Butler Builder® for Northeastern Pennsylvania. This close association with Butler Manufacturing Company, the largest manufacturer of pre-engineered building systems in the United States, allows Mericle to offer its clients an unmatched level of innovation and flexibility. Mericle's in-house design and engineering team includes some of the industry's most experienced professionals in dealing with Butler systems. Every material, coating, part, and process is tested to ensure strict compliance with exact Butler standards.



EAST MOUNTAIN CORPORATE CENTER
100 BALTIMORE DRIVE | WILKES-BARRE, PA 18702

570.823.1100

mericle.com | mericlereadytogo.com