

# 3,861 SF

**190 WELLES STREET, SUITE 100**  
CROSS VALLEY WEST PROFESSIONAL BUILDING  
FORTY FORT, PA 18704



## EXCEPTIONAL CLASS A OFFICE SPACE!



# PLANS AND SPECIFICATIONS

## SIZE

- 381,000 SF building
- 3,861 SF (46'10" x 82') available for lease

## BUILDING CONSTRUCTION

- Available space has an existing acoustical suspended ceiling system at 9' above finish floor
- Exterior wall construction has steel structure faced with an architecturally-designed, exterior insulated finishing system, with thermally-broken, aluminum frame, insulated glass, window system.

## AMENITIES

- Marquee signs at street entrance and building sign location available
- Shared exterior patio area available

## PARKING

- Room for 25 vehicles (8 dedicated)

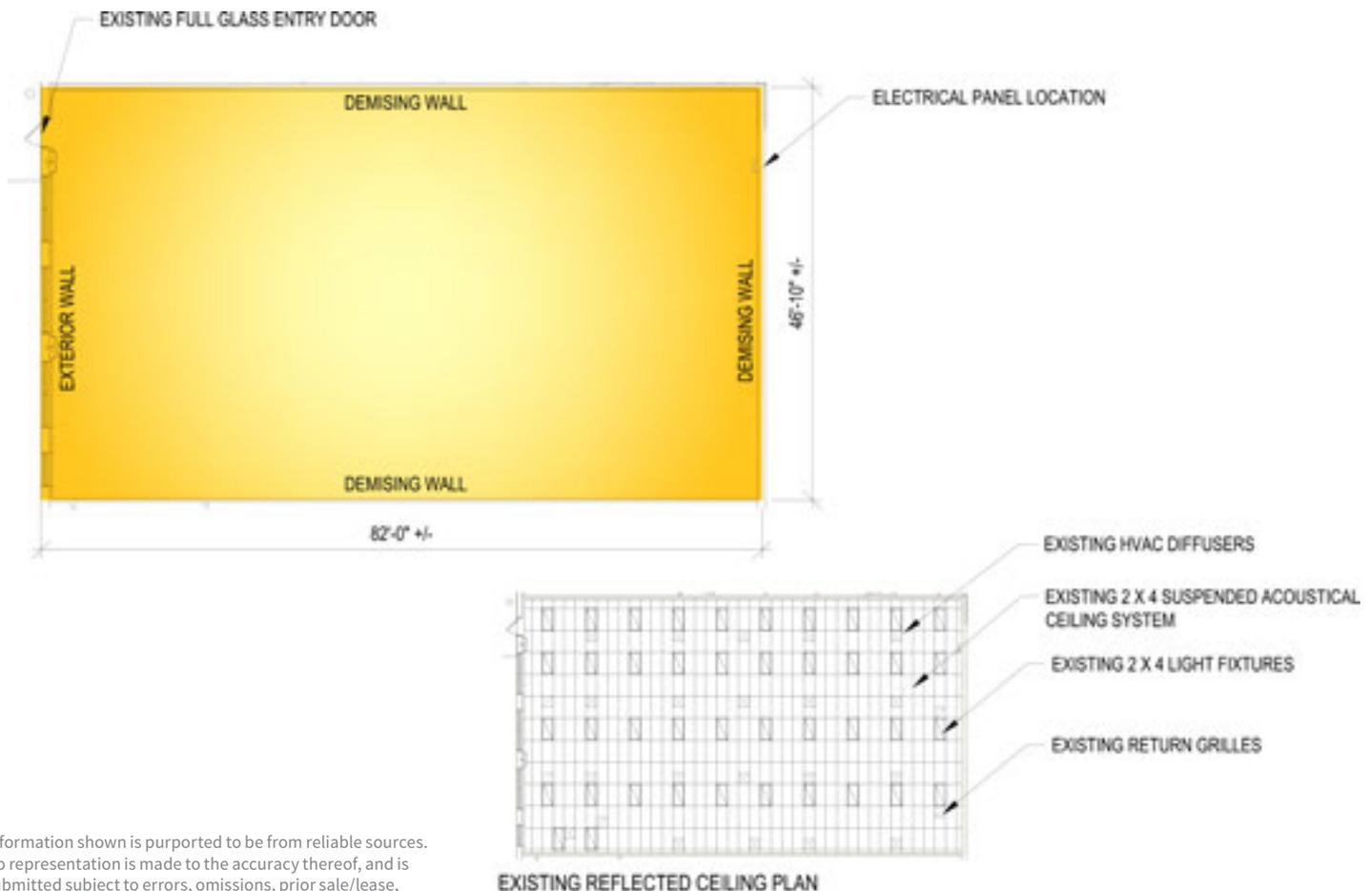
## UTILITIES

- Existing general office lighting is 2 x 4 fluorescent troffer fixtures.
- 225 amp, 120/208 volt 3-phase electrical service
- Heating and cooling supplied by electric/gas roof top packaged unit
- Light hazard, sprinkler system
- Provisions for domestic water and nature gas shall be provided
- All utilities shall be separately metered

## LOCATION

- Prime location just off Exit 4 of the Cross Valley Expressway (Route 309)

## 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.

## SPECIFICATIONS

**AVAILABLE 3,861 SF OFFICE SPACE  
WITHIN AN EXISTING 381,000 SF BUILDING**

### SITE IMPROVEMENTS

- Eight (8) dedicated, and seventeen (17) first-come, first serve parking spaces available.
- Asphalt paved parking lot with professionally maintained landscaping.
- Marquee signs at street entrance and building sign location available.
- Shared exterior patio area available.

### BUILDING IMPROVEMENTS

- Available space is 3,861 S.F.
- Available space is approximately 46'-10" wide x 82'-0" deep.
- Building contains 381,000 S.F.
- Available space is accessed by an existing entrance door at grade.
- Exterior wall construction has steel structure faced with an architecturally designed, exterior insulated finishing system, with thermally-broken, aluminum frame, insulated glass, window system.
- Available space has an existing acoustical suspended ceiling system at 9'-0" above finish floor.
- Available space has existing general office lighting with 2 x 4 fluorescent troffer fixtures. Existing design is based on an open office layout.
- Available space has a 225 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 is based on an open office layout.
- 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.

**SUITE 100  
190 WELLES STREET  
CROSS VALLEY WEST  
PROFESSIONAL BUILDING  
FORTY-FORT, PA 18704**

These plans have been prepared solely for  
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**570.823.1100**  
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East Mountain Corporate Center  
100 Baltimore Drive  
Wilkes-Barre, PA 18702

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# EXISTING FLOOR PLAN

**AVAILABLE 3,861 SF OFFICE SPACE  
WITHIN AN EXISTING 381,000 SF BUILDING**

**SUITE 100  
190 WELLES STREET  
CROSS VALLEY WEST  
PROFESSIONAL BUILDING  
FORTY-FORT, PA 18704**

EXISTING FULL GLASS ENTRY DOOR

DEMISING WALL

EXTERIOR WALL

DEMISING WALL

DEMISING WALL

46'-10" +/-

82'-0" +/-

ELECTRICAL PANEL LOCATION

EXISTING HVAC DIFFUSERS

EXISTING 2 X 4 SUSPENDED ACOUSTICAL CEILING SYSTEM

EXISTING 2 X 4 LIGHT FIXTURES

EXISTING RETURN GRILLES

**EXISTING REFLECTED CEILING PLAN**

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