

2,000 SF - 100,000 SF

BUILD-TO-SUIT OFFICE SITES AVAILABLE

**EAST MOUNTAIN CORPORATE
CENTER EXPANSION**

PLAINS TOWNSHIP, PA



EAST MOUNTAIN CORPORATE CENTER

CLASS A OFFICE PARK LOCATED ALONG PENNSYLVANIA'S I-81 CORRIDOR

Located just one mile from Exit 170A of I-81 and just four miles from Exit 105 of I-476, the East Mountain Corporate Center offers tax-free sites and space for office and medical companies.

The park is located in Plains Township in Luzerne County, Pennsylvania and is less than 10 minutes from Downtown Wilkes-Barre. The park can accommodate companies needing as little as 2,000 square feet to as much as 100,000 square feet. Park tenants include Mericle's corporate headquarters, Borton Lawson, Bank of America Merrill Lynch, Geisinger Wyoming Valley Healthcare, PPL Electric Utilities, RCN, and C3i.

More than 736,000 people live within 30 miles of the park. There are 17 college campuses with approximately 51,000 enrolled students within an hour's drive.

Most of the land Mericle owns in the park is located in a Local Economic Revitalization Tax Assistance (LERTA) zone. Every building we construct on a LERTA site receives a 10-year, 100% real estate tax abatement on improvements. Altogether, we have developed eight of the 10 office buildings in the park. The companies in the eight buildings have created approximately 2,500 jobs, and our buildings total approximately 500,000 square feet. We plan to construct seven office buildings on the 77 remaining acres we own in the park.



EAST MOUNTAIN CORPORATE CENTER EXPANSION PLANS

MOHEGAN SUN AT POCONO DOWNS
RACETRACK & CASINO

THE PARK IS AN EASY DRIVE FROM MANY KEY CITIES



CITY	MILES AWAY
Wilkes-Barre, PA	3
Scranton, PA	14
Hazleton, PA	34
Delaware Water Gap, PA	51
Allentown, PA	59
Binghamton, NY	78
Morristown, NJ	101
Philadelphia, PA	109
Harrisburg, PA	109
New York, NY	123
Syracuse, NY	148
Baltimore, MD	189
Hartford, CT	206
Washington, DC	232
Pittsburgh, PA	270

MICROTEL



THE RELAX INN



EAST MOUNTAIN
APARTMENTS

EAST MOUNTAIN BLVD

THE WOODLANDS INN

HOLIDAY INN
EXPRESS

EXIT 170B

EXTENDED STAY
AMERICA

HOLIDAY INN

EXIT 170A



POPULATION WITHIN 30 MILES OF EAST MOUNTAIN CORPORATE CENTER

TOTAL POPULATION: 730,236



49.33%



50.67%

EMPLOYMENT & UNEMPLOYMENT FOR 30 MILE RADIUS OF THE PARK

YEAR	NEPA REGION CIV. LABOR FORCE	EMP.	UNEMP.	NEPA RATE %	PA RATE %	U.S. RATE %
2016	267,400	249,600	17,800	6.5%	5.5%	5.6%
2015	267,700	252,200	15,900	5.8%	5.4%	5.5%
2014	260,900	242,300	18,700	7.2%	5.6%	6.3%

Sources: paworkstats.state.pa.us and pasitesearch.com

WILKES-BARRE AREA CAREER AND TECHNICAL CENTER

JUMPER RD.

GEISINGER WYOMING VALLEY MEDICAL CENTER

MERICLE BUILD-TO-SUIT OFFICE SITES

SOCIAL SECURITY ADMINISTRATION

LOT	ACREAGE	BUILDING SIZE
⑤	8.99	41,800 SF
⑥	8.20	75,000 SF
⑦	10.65	63,800 SF
⑧	2.77	17,500 SF
⑨	3.23	25,600 SF
⑪	3.07	24,000 SF
⑫	3.30	
⑬	7.62	38,400 SF

BALTIMORE DR.

MERICLE HQ

ADDITIONAL LANDS OF MERICLE

PPL ELECTRIC UTILITIES



There are 17 college and university campuses with close to 51,000 enrolled students within an hour's drive of East Mountain Corporate Center.

This 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.

The Pennsylvania State University has three satellite campuses within 35 minutes.

