

3,923 SF

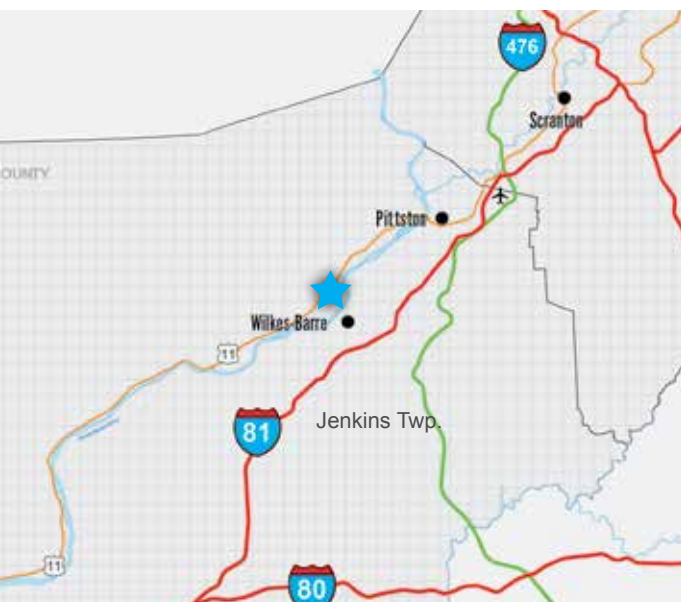
190 WELLES STREET

SUITE 168-170

CROSS VALLEY WEST PROFESSIONAL BUILDING
FORTY FORT, PA 18704



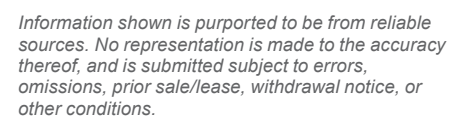
GREAT ACCESS TO I-81 & I-80!



DIRECTIONS TO CROSS VALLEY WEST PROFESSIONAL BUILDING:

TRAVELING NORTH ON ROUTE 309 – Take Exit 4 (Kingston/Forty Fort). Follow exit ramp to the right and merge onto Rutter Ave. Keep left at the fork. Continue through the intersection onto Welles Street. The entrance to the building will be on your right.

TRAVELING SOUTH ON ROUTE 309 – Take Exit 5 (Kingston/Forty Fort). Turn left onto Wyoming Avenue. Proceed approximately 1/4 mile and turn right onto Welles Street. Proceed another 1/4 of mile and the entrance to the building will be on your left.



PROPERTY SPECIFICATIONS

SIZE

- Available space is 3,923 SF
- Building contains 381,881 SF

BUILDING CONSTRUCTION

- Available space has an existing acoustical suspended ceiling system at typically 9'-0" above finish floor, typical, with a 4' x 4' pyramydial skylight in the waiting area.
- 256 SF reception area with custom-built cabinetry
- Two (2) waiting areas, one of which contains an ADA accessible patient restroom
- Existing specialty equipment includes custom made cabinetry in exam rooms with stainless steel sinks, and built-in benches in changing rooms.

AMENITIES

- Sign locations available at street entrance monument sign, building exterior and building interior.
- Shared exterior patio area available

UTILITIES

- Lighting fixtures are 2 x 4 fluorescent troffer fixtures with prismatic lenses, with special 2 x 4 fluorescent troffers with parabolic lenses.
- 200 amp 208/120 volt 3- phase, electrical service
- Heating, cooling, and ventilation supplied by electric/gas roof top packaged units designed for 1-ton per 400 SF
- Existing, Light Hazard, sprinkler system
- Domestic water and natural gas provided
- Utilities separately metered

LOCATION

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

PARKING

- Ample parking spaces available

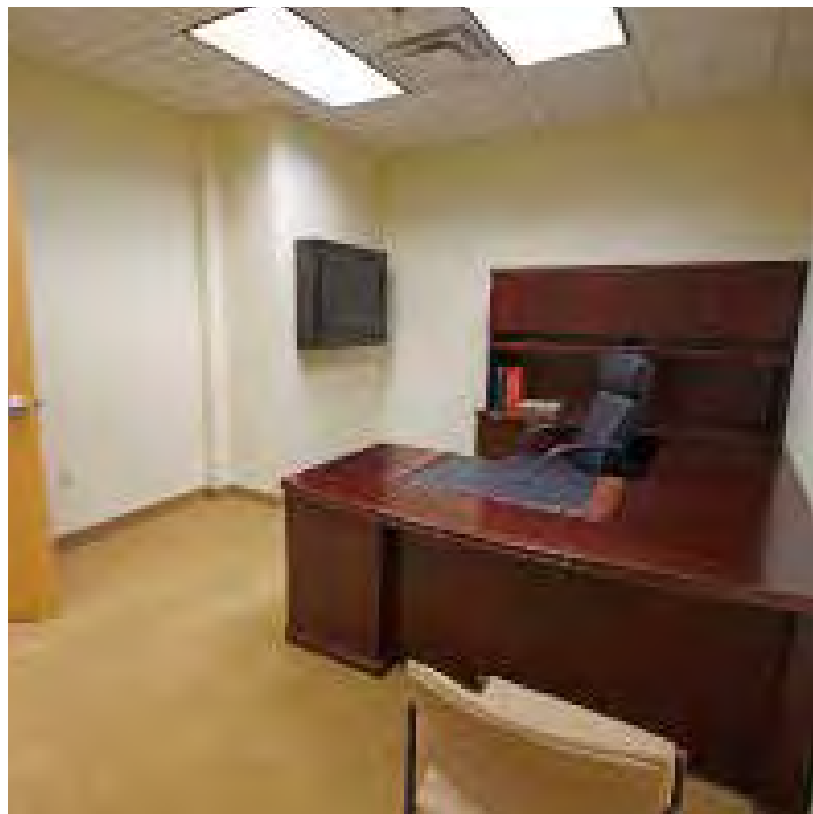
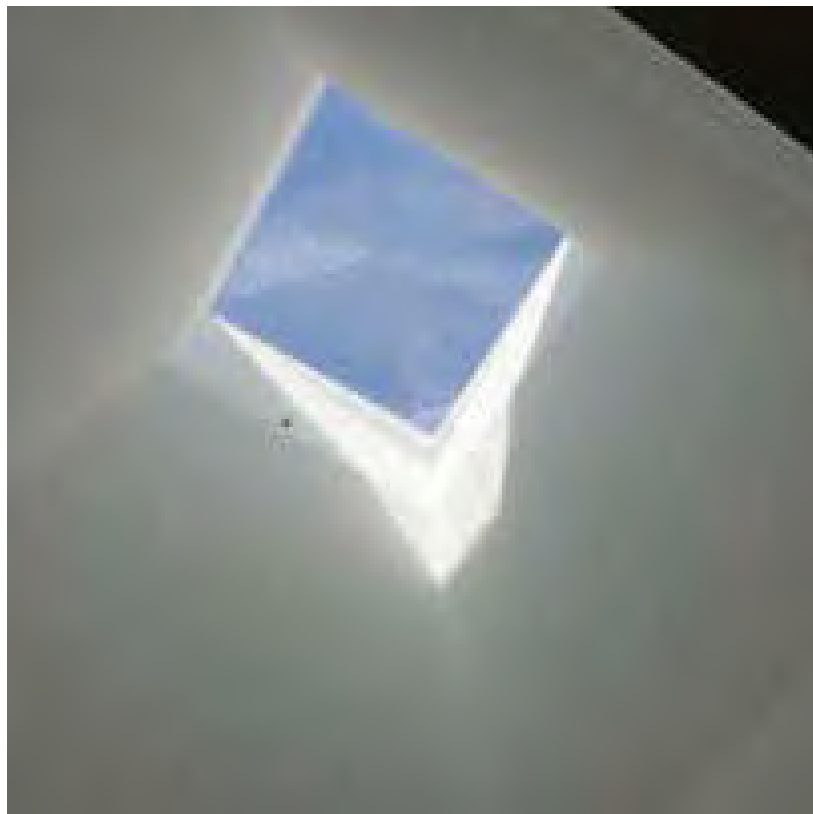


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190 WELLES STREET – SUITE 168-170

**CROSS VALLEY WEST PROFESSIONAL BUILDING
FORTY FORT, PA
3,923 SF**



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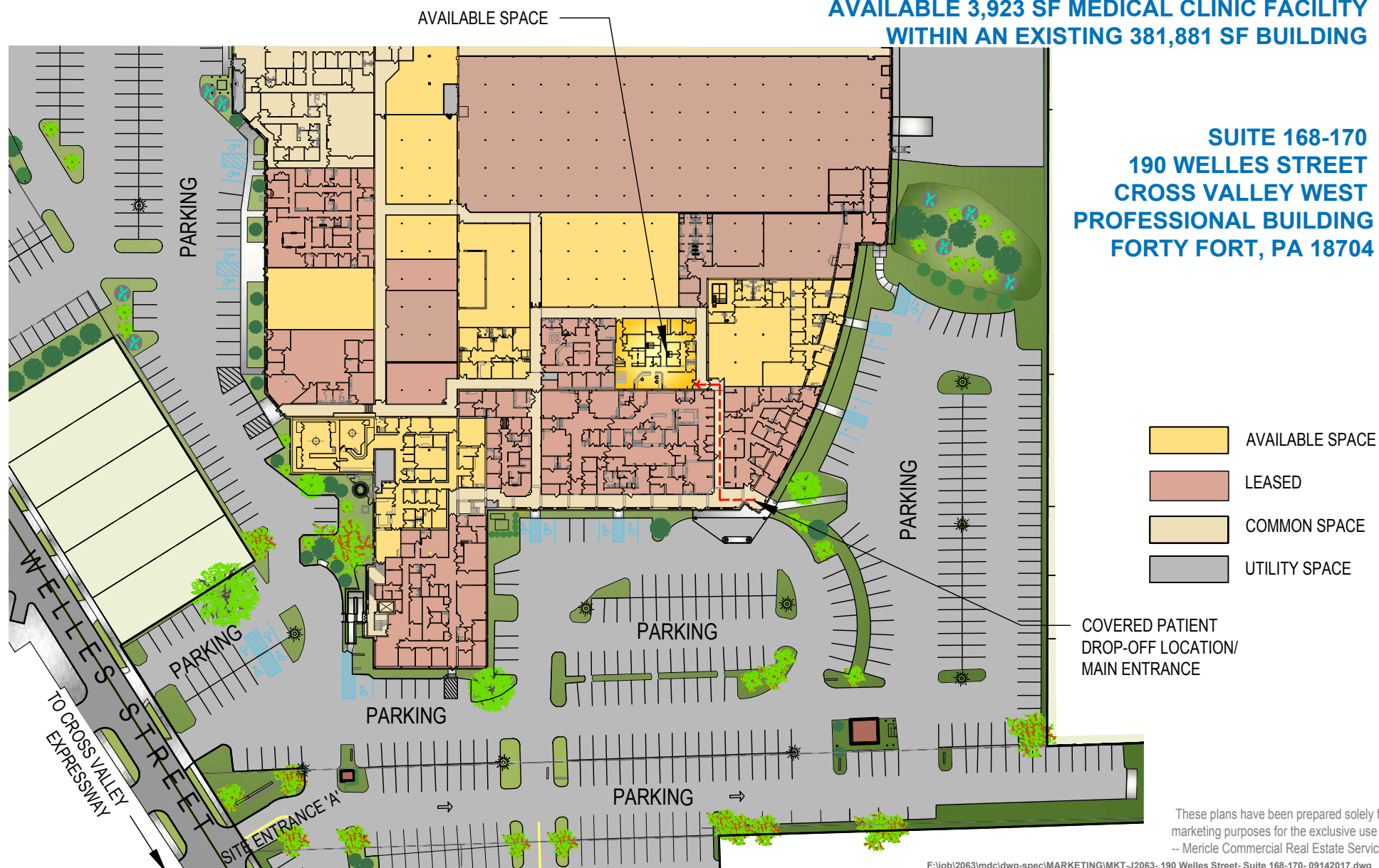




SITE PLAN

**AVAILABLE 3,923 SF MEDICAL CLINIC FACILITY
WITHIN AN EXISTING 381,881 SF BUILDING**

**SUITE 168-170
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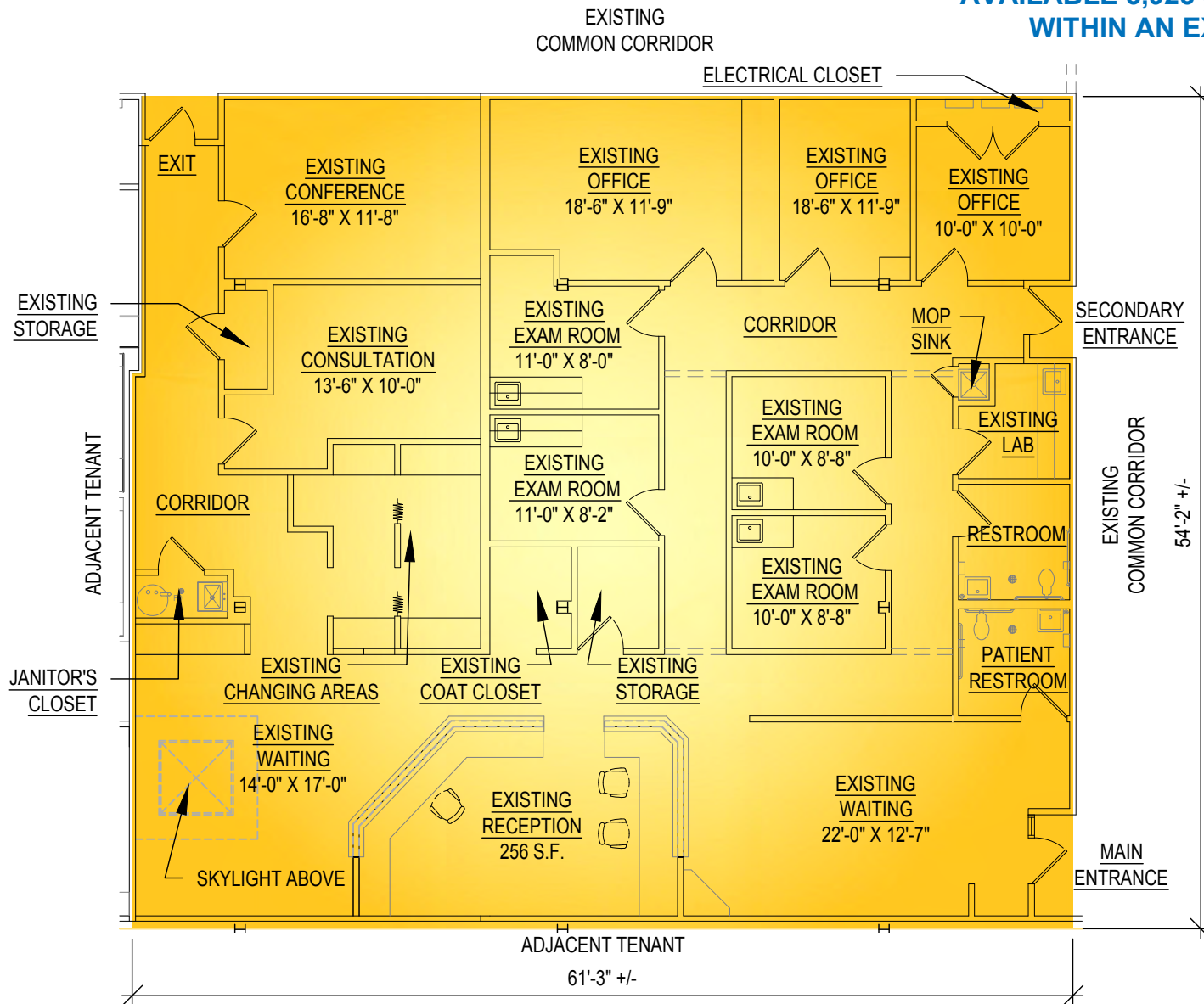
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EXISTING FLOOR PLAN

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SPECIFICATIONS

SITE IMPROVEMENTS

- Ample parking spaces available.
- Asphalt paved parking lot with professionally maintained landscaping.
- Sign locations available at street entrance monument sign, building exterior and building interior.
- Access to interior corridor via covered patient drop-off area available.
- Shared exterior patio area available.

BUILDING IMPROVEMENTS

- Building contains 381,881 S.F.
- Available space is 3,923 S.F. of finished office space.
- Available space is accessed by an existing, interior corridor.
- Building 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, typical, with a 4' x 4' pyramydial skylight in the Waiting Area.
- The available space has a 256 S.F. Reception Area with custom-built cabinetry.
- The existing space has (2) Waiting Areas, one of which contains an ADA accessible Patient Restroom.
- Existing specialty equipment includes custom made cabinetry in exam rooms with stainless steel sinks, and built-in benches in changing rooms.
- The available space contains a mixture of upgraded finishes including; carpeting, specialty ceiling tile, and wallpaper.
- Interior doors are solid-core, oak veneer, flush wood doors with clear poly finish, including a full glass entry door to suite.
- Available space has existing general lighting with 2 x 4 fluorescent troffer fixtures with prismatic lenses, with special 2 x 4 fluorescent troffers with parabolic lenses in the Reception Area, Waiting Rooms, Corridors, and Doctor's Office.
- Available space has an existing 200 amp 208/120 volt 3- phase, electrical service.
- Available space has heating, cooling, and ventilation supplied by electric/gas roof top packaged units. Design is based on 400 cfm per space.
- Available space has an existing, Light Hazard, sprinkler system.
- Provisions for domestic water and natural gas provided.
- All utilities shall be separately metered.

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WITHIN AN EXISTING 381,881 SF BUILDING**

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