

# 5,161 SF

190 WELLES STREET, SUITE 120

CROSS VALLEY WEST PROFESSIONAL BUILDING  
FORTY FORT, PA 18704



## MODERN OFFICE/MEDICAL SPACE

JUST ¼ MILE FROM THE CROSS VALLEY EXPRESSWAY (SR 309)



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570.823.1100

## Specifications

- Ample parking.
- Asphalt paved parking lot with professionally maintained landscaping.
- Marquee signs at street entrance and building sign location available.
- Available space is 5,161 S.F.
- Building contains 381,000 S.F.
- Available space is accessed by an existing, entrance at grade.
- Exterior wall construction has concrete masonry with an architecturally designed, exterior insulated finishing system, and thermally-broken, aluminum frame, insulated glass, windows.
- Available space has an existing acoustical suspended ceiling system at approximately 9'-0" above finish floor.
- Available space flooring is a mixture of carpeting, and vinyl composition tile.
- Available space has existing general lighting with 2 x 4 fluorescent troffer fixtures with prismatic lenses.
- Available space has a 200 amp 120/208 volt 3 phase, electrical service.
- Available space has existing heating and cooling supplied by electric/gas roof top packaged unit.
- 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.

*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.*

