

3,857 SF

ON 12.61 ACRES IS AVAILABLE FOR LEASE

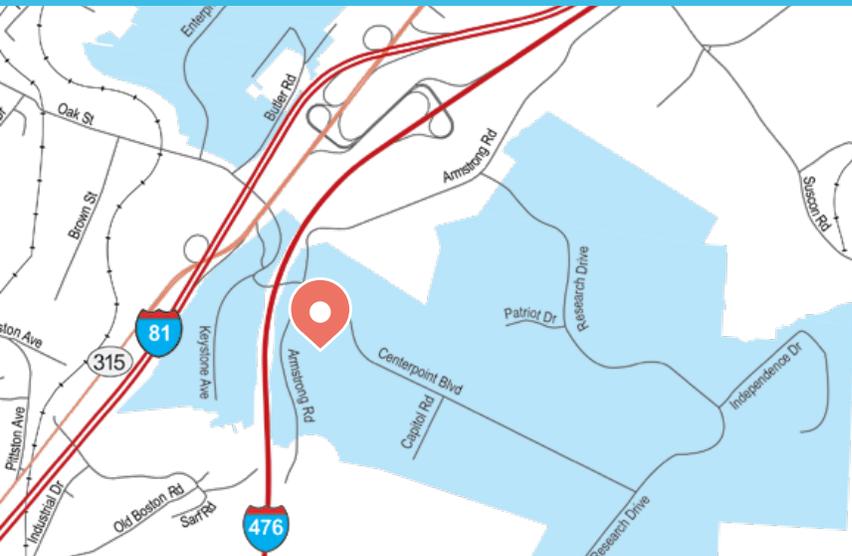
124 CENTERPOINT BLVD.

CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PITTSBURGH, PA 15140



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CLASS A OFFICE SPACE NEAR I-81, I-476



CENTERPOINT FEATURES

- ✓ Park is less than one mile from I-81 and I-476.
- ✓ Immediate proximity to FedEx Ground, FedEx Express, FedEx Smart Post, and UPS.
- ✓ More than 700,000 people live within 30 miles.
- ✓ Two hours from New York City and Philadelphia.
- ✓ More than 51 million people live within 200 miles.
- ✓ Public water, sewer, natural gas, fiber, and power.
- ✓ The park is home to office and healthcare functions for firms such as Geisinger, Benco Dental, Boden, Maximus, and C3i.



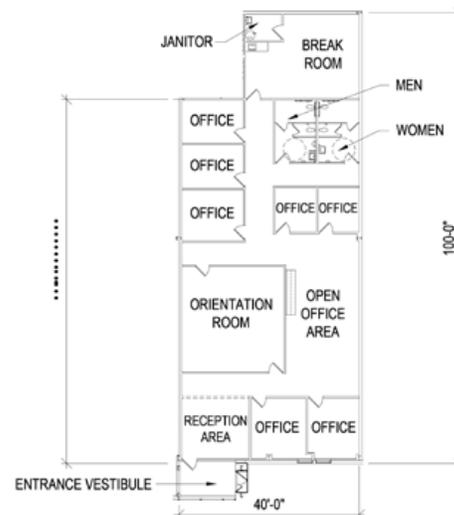
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SITE PLAN



FLOOR PLAN



AVAILABLE SPACE

- **Available Space:** 3,857 SF within an existing an 128,992 SF building.
- **Acreage:** 12.61 acres
- **Building Size:** 128,992 SF
- **Building Dimensions:** 640' (length) x 200' (depth)
- Space includes a reception area, (7) individual offices, a large orientation/conference room, a break room, and restrooms.
- The fit-out for the 3,857 SF space includes carpeting, resilient flooring and acoustical suspended ceiling system at approx. 9'-0" above finished floor.
- The open office area includes base millwork with upper shelving.

BUILDING CONSTRUCTION

- **Floor:** 6" thick concrete floor slab reinforced with welded steel mats.
- **Roof:** Butler MR24 standing seam metal roof system with R-19 fiberglass batt insulation.
- **Exterior Walls:** Split-faced concrete block, Butler Texturewall insulated metal wall panels with R-value of 15.4, an aluminum-frame insulated glass storefront system and architectural e.i.f.s. accents.
- **Clear Ceiling Height:** 30'-1" clear structural height at low eave and 34'-3" clear structural height at high eave.

PARKING

- Asphalt paving including heavy duty pave in truck areas.
- On-site parking for approx. 15 vehicles (additional spaces available).

UTILITIES

- **HVAC:** Gas/electric packaged rooftop unit to supply HVAC to the space.
- **Electrical Service:** 225 Amp, 120/208 Volt, 3-Phase electrical service.
- **Lighting:** 2 x 4 drop-in. fluorescent troffers with prismatic lenses.
- **Fire Protection:** Light Hazard system.
- **Utilities:** All utilities shall be separately metered.
- Provisions for domestic water and natural gas shall be provided.

LOCATION

- Located less than one mile from I-81 and I-476.
- Centrally located within Scranton/Wilkes-Barre labor market.

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.

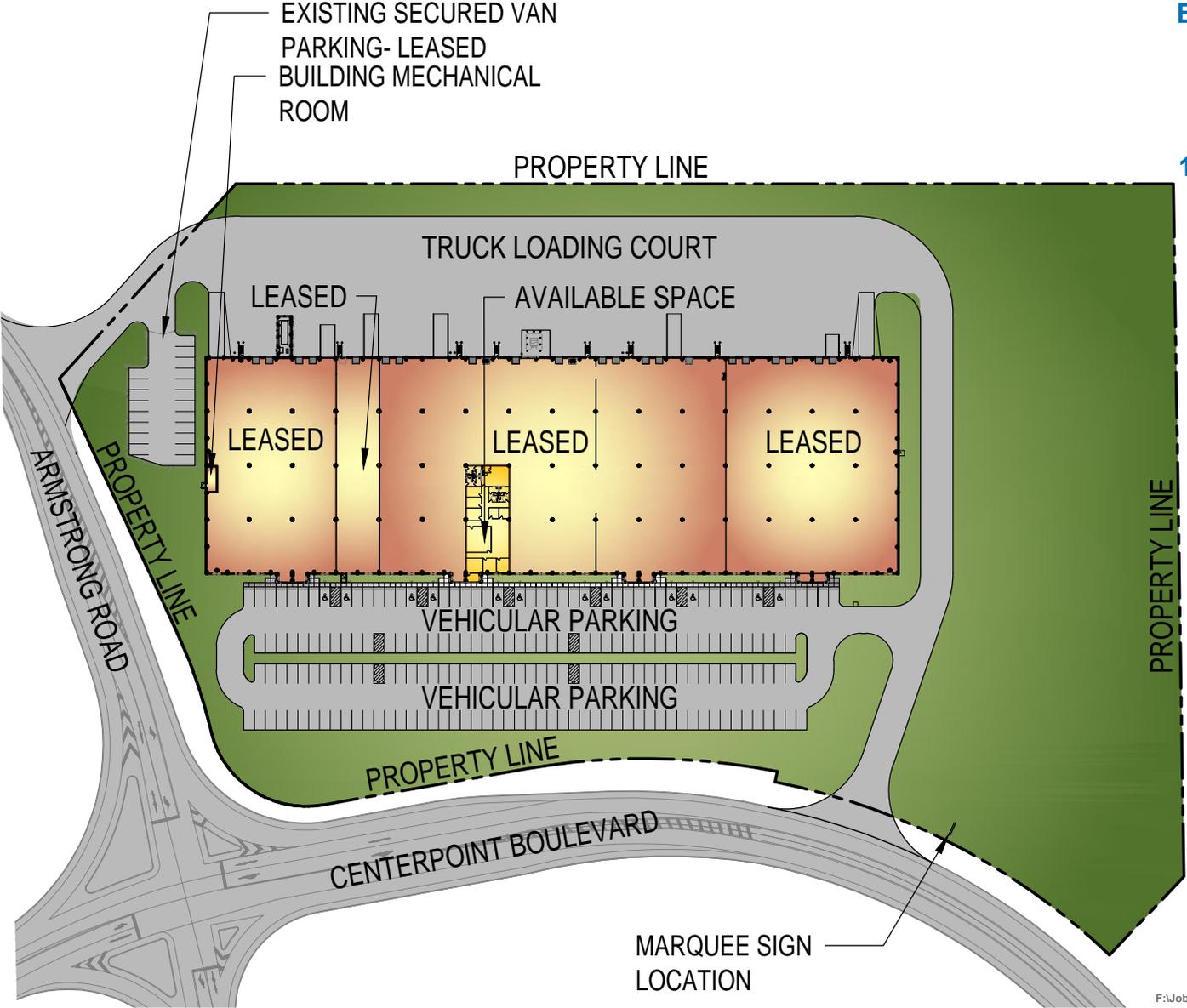
EXISTING SITE PLAN

AVAILABLE 3,857 S.F. AREA WITHIN AN EXISTING 128,992 S.F. BUILDING

PARCEL #1
 124 CENTERPOINT BOULEVARD
 CENTERPOINT EAST
 COMMERCE AND TRADE PARK
 JENKINS TOWNSHIP
 PITTSTON, PA 18640



AVAILABLE SPACE	3,857
PARKING SPACES	15
ACREAGE	12.61



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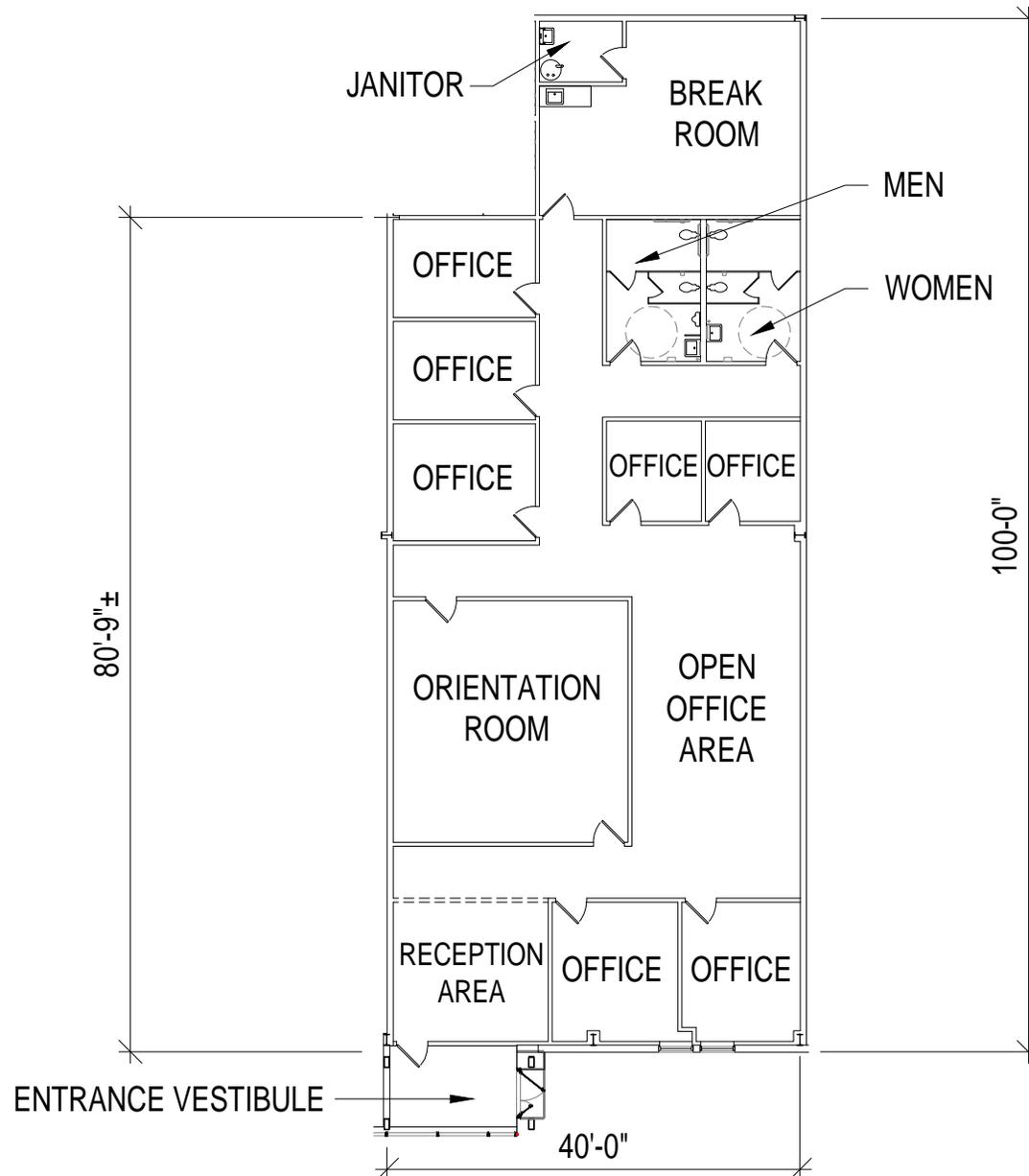
East Mountain Corporate Center
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Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

EXISTING FLOOR PLAN

AVAILABLE 3,857 S.F. AREA WITHIN AN
EXISTING 128,992 S.F. BUILDING

PARCEL #1
124 CENTERPOINT BOULEVARD
CENTERPOINT EAST
COMMERCE AND TRADE PARK
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