

5,161 SF

AVAILABLE FOR LEASE WITHIN A 381,881 SF BUILDING

190 WELLES STREET, SUITE 120
CROSS VALLEY WEST PROFESSIONAL BUILDING
FORTY FORT, PA



MODERN OFFICE/MEDICAL SPACE JUST ¼ MILE FROM THE CROSS VALLEY EXPRESSWAY (SR 309)



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 mile and the entrance to the building will be on your left.

PLANS AND SPECIFICATIONS

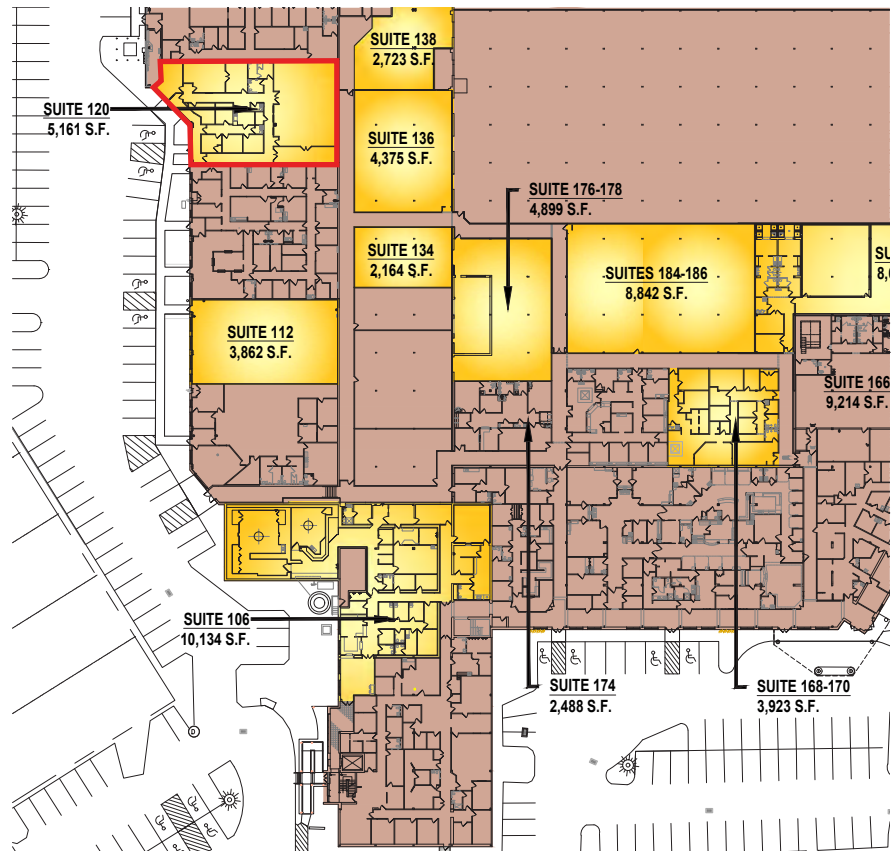
SITE IMPROVEMENTS

- Ample parking.
- Asphalt paved parking lot with professionally maintained landscaping.
- Marquee signs at street entrance and building sign location available.

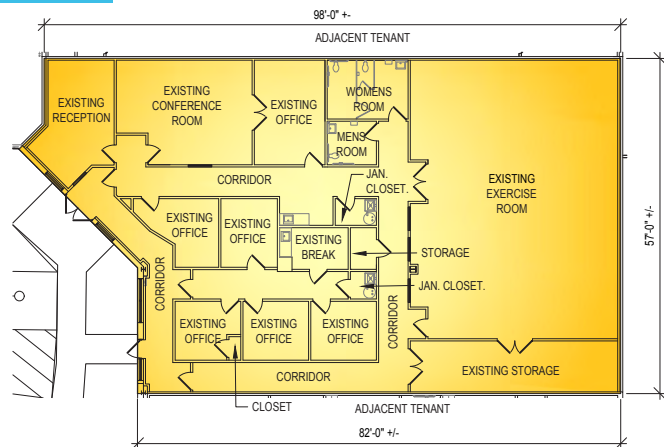
BUILDING IMPROVEMENTS

- 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.

SITE PLAN



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.





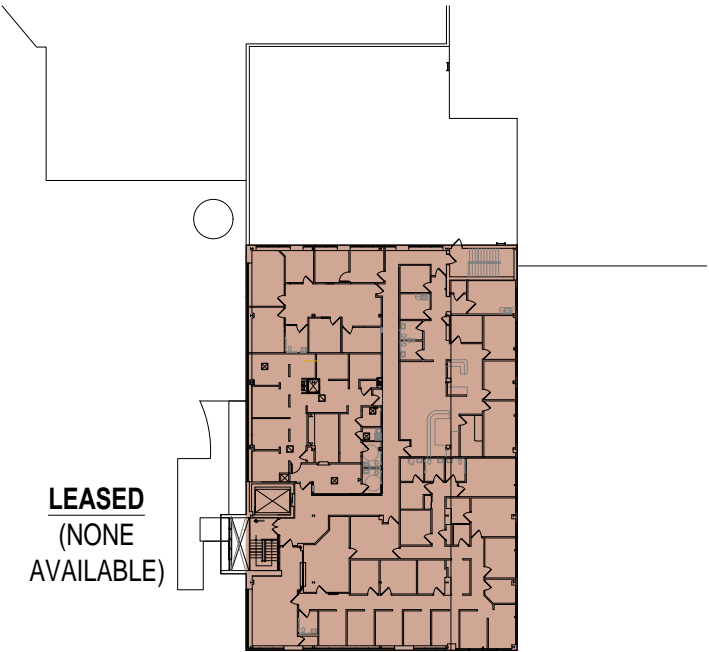
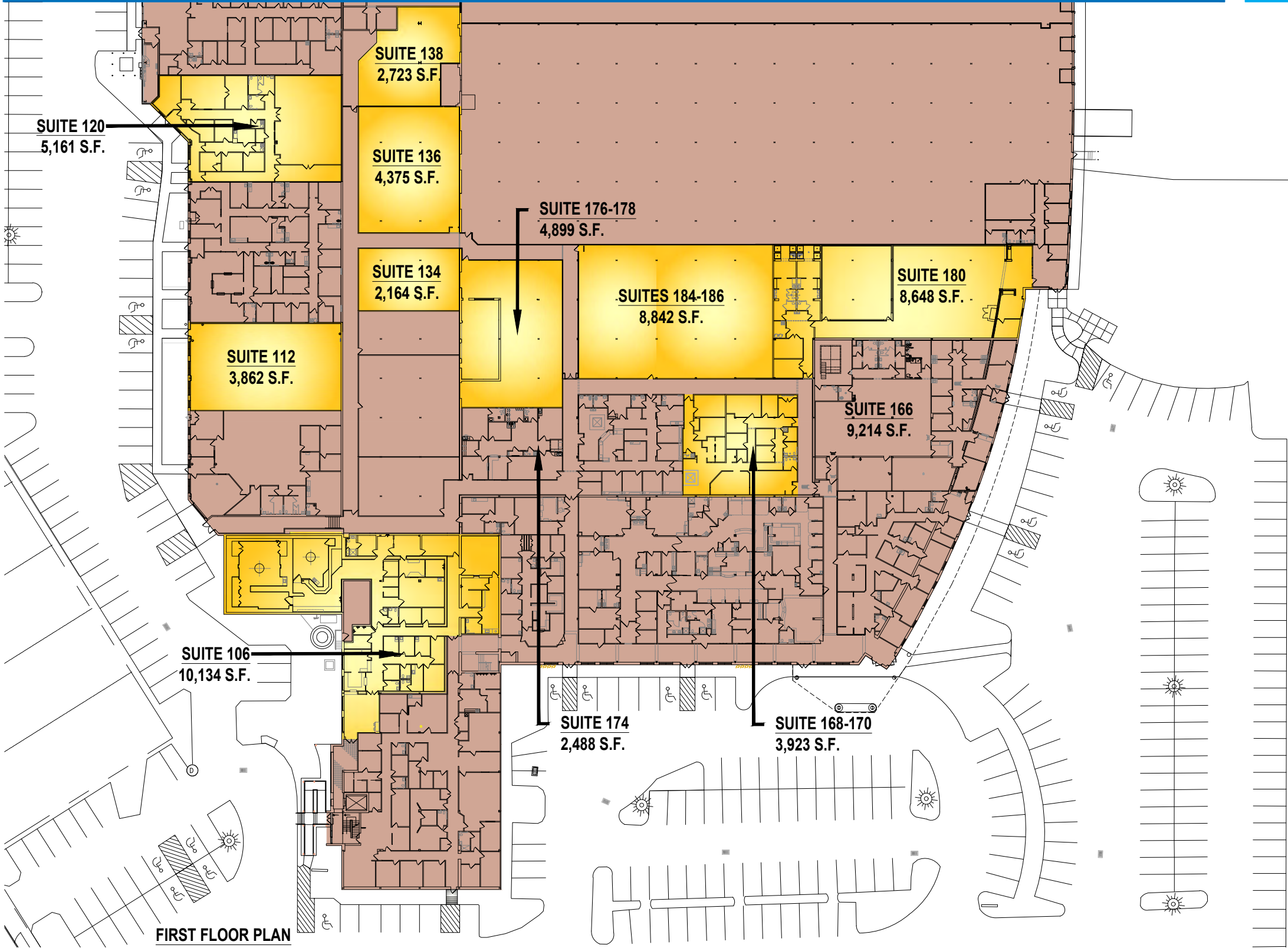




180-190 WELLES STREET OVERALL PLAN

AVAILABLE TENANT SPACES
IN AN EXISTING 381,881 S.F. BUILDING

180-190 WELLES STREET
CROSS VALLEY WEST
PROFESSIONAL BUILDING
FORTY FORT, PENNSYLVANIA 18704



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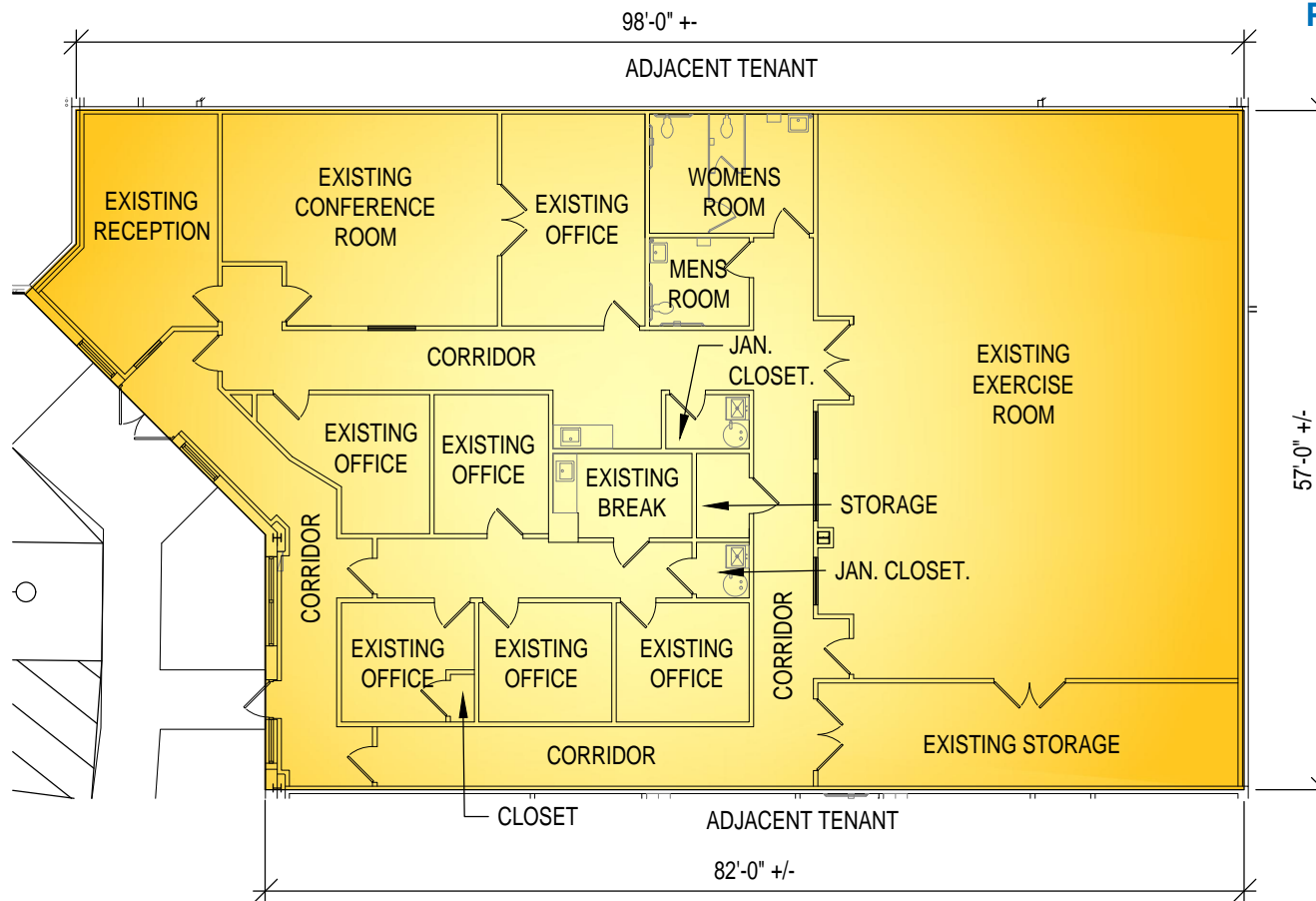
East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

EXISTING FLOOR PLAN

AVAILABLE 5,161 SF OFFICE SPACE
WITHIN AN EXISTING 381,000 SF BUILDING

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SPECIFICATIONS

**AVAILABLE 5,161 SF OFFICE SPACE
WITHIN AN EXISTING 381,000 SF BUILDING**

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