

# 5,491 SF

**600 BALTIMORE DRIVE**  
EAST MOUNTAIN CORPORATE CENTER  
PLAINS TOWNSHIP, PA 18702



## MODERN OFFICE SPACE



**East Mountain Corporate Center** is located along **Route 115** at **Exit 170A** of Interstate 81 and features very reliable electrical power, fiber optics, and natural gas service.

The park's strategic location along the I-81 Corridor combined with Northeast Pennsylvania's exceptional higher education infrastructure makes the recruitment of talented professionals quite easy. More than 460,000 people live within 20 miles of the business park.

To learn more, please call Mericle's Leasing Team at **570.823.1100** to request a proposal and/or arrange a tour.



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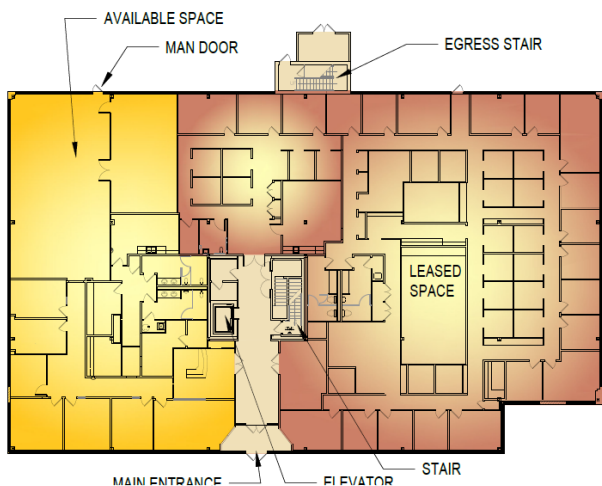
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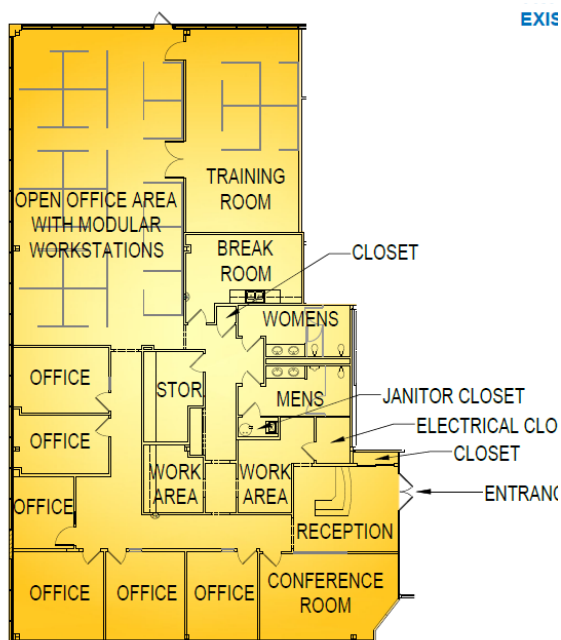
## SITE PLAN



## FIRST FLOOR PLAN



## FLOOR PLAN



## PROPERTY SPECIFICATIONS

### SITE IMPROVEMENTS

- Site contains approximately 3.82 acres.
- Approximately 40 parking spaces serve available space.
- Shared outdoor patio area.
- Professionally designed and maintained landscaping.
- Multi-tenant, marquee sign at site entrance.

### BUILDING IMPROVEMENTS

- Two-story office building contains 31,359 square feet.
- Available space is 5,491 square feet on the first floor.
- Building structure is steel with 4" concrete floor slabs. The exterior wall finishes consist of a combination of brick masonry veneer and thermally-broken, aluminum frame, ribbon window and storefront window systems.
- Roof is a fully-adhered EPDM roof with interior storm leaders.
- The available space has the lessor's premium finishes.

### UTILITIES AND BUILDING SYSTEMS

- Existing HVAC consists of individually controlled, gas/electric packaged roof-top units designed for approximate 400 S.F. per ton.
- The existing electrical service is 225 amps 120/208 volts, 3-phase.
- The lighting is 2' x 4' lay-in fluorescent fixtures with parabolic lenses.
- Building is fully sprinklered, Ordinary Hazard System.
- Fiber and copper telecommunications service in the park are provided by Verizon, Level-3, Frontier Communications, Comcast, and Earthlink.
- Provisions for domestic water and natural gas has been provided.
- All utilities are 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.*