

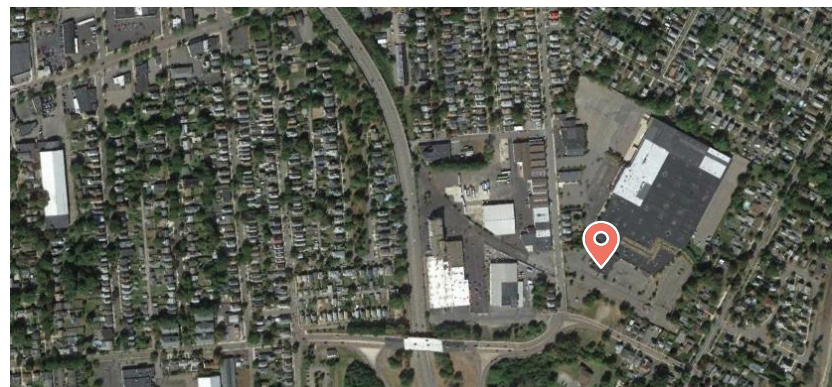
# 10,128 SF

**180-190 WELLES STREET  
SUITE 106**

CROSS VALLEY WEST PROFESSIONAL BUILDING  
FORTY-FORT, PA 18704



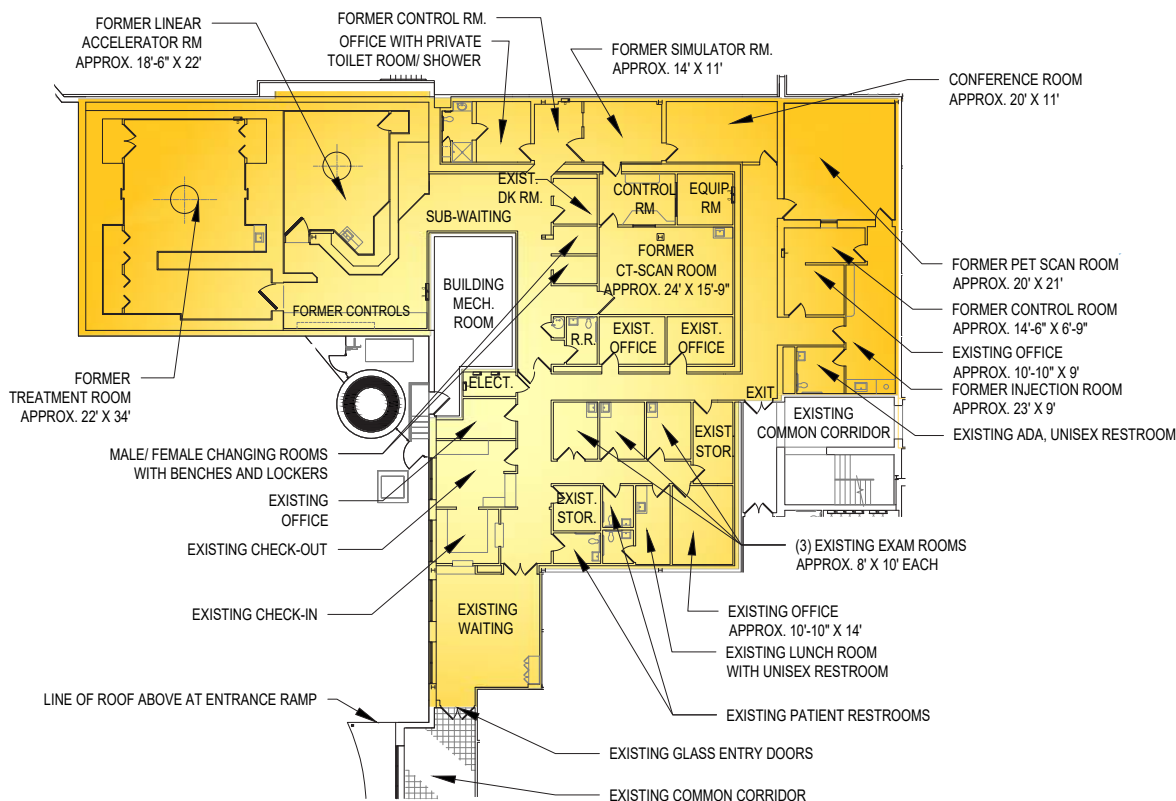
## MEDICAL OFFICE SPACE ¼ MILE FROM S.R. 309



### Directions to cross valley west professional building:

**Traveling North or South on I-81** – Take Exit 170B onto S.R. 309 N (the Cross Valley Expressway) towards Wilkes-Barre. Follow S.R. 309 N to Exit 4. Bear right off exit onto Rutter Avenue then make a quick left onto Welles Street. Building will be on your immediate right.

## PROPERTY PLANS & SPECIFICATIONS



### SIZE

- Building contains 381,000 SF
- Space is available from 3,152 SF to 10,128 SF
- Abundant parking serves complex

- Interior windows are leaded glass within hollow metal frames, lead-lined as noted on drawings.

### BUILDING CONSTRUCTION

- 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. Areas with taller ceilings are noted on the drawings.
- The available space contains a mixture of finishes, including carpeting, vinyl composition tile, and wallpaper.
- The waiting and reception areas have custom cabinetry, full glass entry doors, and upgraded ceiling tiles.
- The lobby to the available space is naturally-lit with accent lights and marble floor tiles.
- Existing specialty equipment includes custom made cabinetry, a private restroom with shower, and existing radiation protection in the former radiation therapy areas.
- Interior doors are solid-core, oak veneer, flush wood doors with clear poly finish. Lead-lined, specialty doors are noted on the drawings.
- Available space is accessed by an existing, covered stair with accessible ramp and automatic door opener.

### UTILITIES

- Has existing general lighting with 2 x 4 fluorescent troffer fixtures with prismatic lenses.
- 800 amp 480/277 volt 3-phase, electrical service with disconnects at former radiology rooms for equipment.
- Heating, cooling, and ventilation is supplied by electric/ gas roof top packaged units.
- Space has an existing, Light Hazard, sprinkler system.
- Provisions for domestic water and natural gas are provided.
- All utilities shall be separately metered.

### SPECIALTY IMPROVEMENTS

- 22' x 18'6" linear accelerator room
- 24' x 15'9" CT-Scan room
- 23' x 9' injection room
- 21' x 20' PET Scan room
- 34' x 22' treatment room

*Information shown is purported. No representation is made to the submitted subject to errors, omissions, withdrawal notice, or other conditions.*



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**CROSS VALLEY WEST PROFESSIONAL BUILDING  
FORTY FORT, PA  
10,128 SF**



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100 Baltimore Drive  
Wilkes-Barre, PA 18702

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## EXISTING SITE PLAN

AVAILABLE SPACE

AVAILABLE 10,128 SF MEDICAL CLINIC FACILITY  
WITHIN AN EXISTING 381,881 SF BUILDING

SUITE 106  
190 WELLES STREET  
CROSS VALLEY WEST  
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FORTY-FORT, PA 18704



- AVAILABLE SPACE
- LEASED
- COMMON SPACE
- UTILITY SPACE

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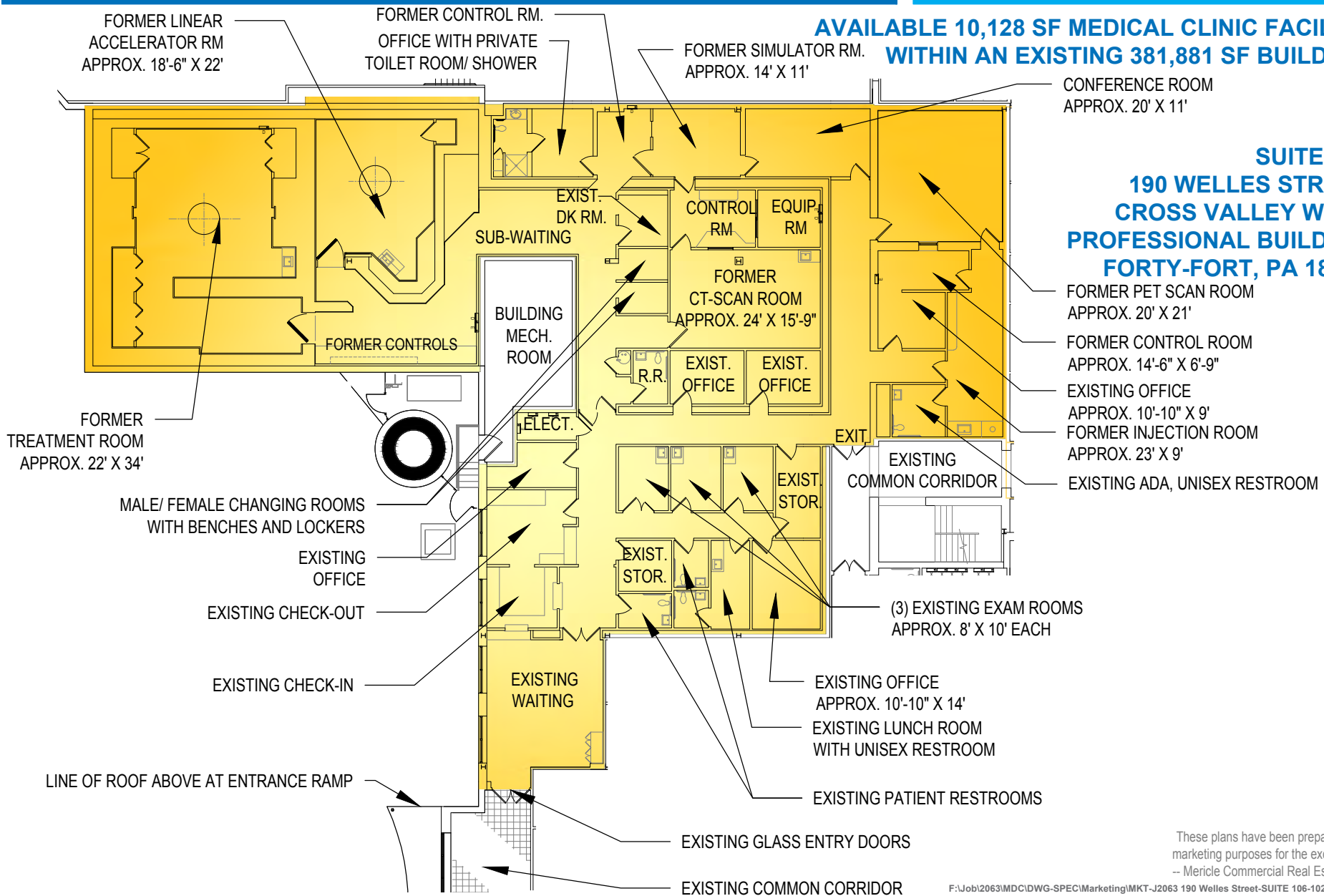
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## EXISTING FLOOR PLAN

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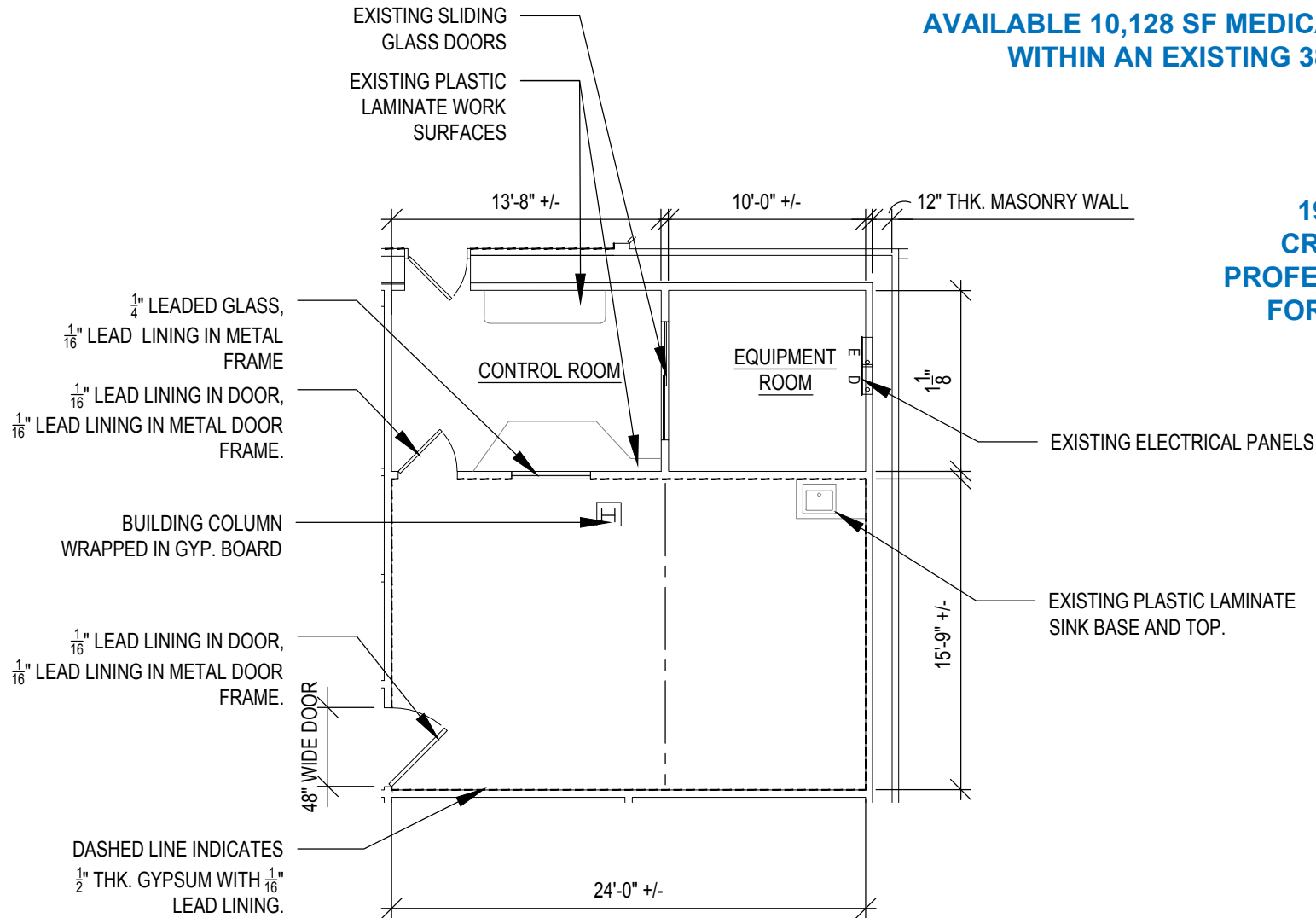
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## ENLARGED FLOOR PLAN

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**FORMER CT-SCAN ROOM PLAN**

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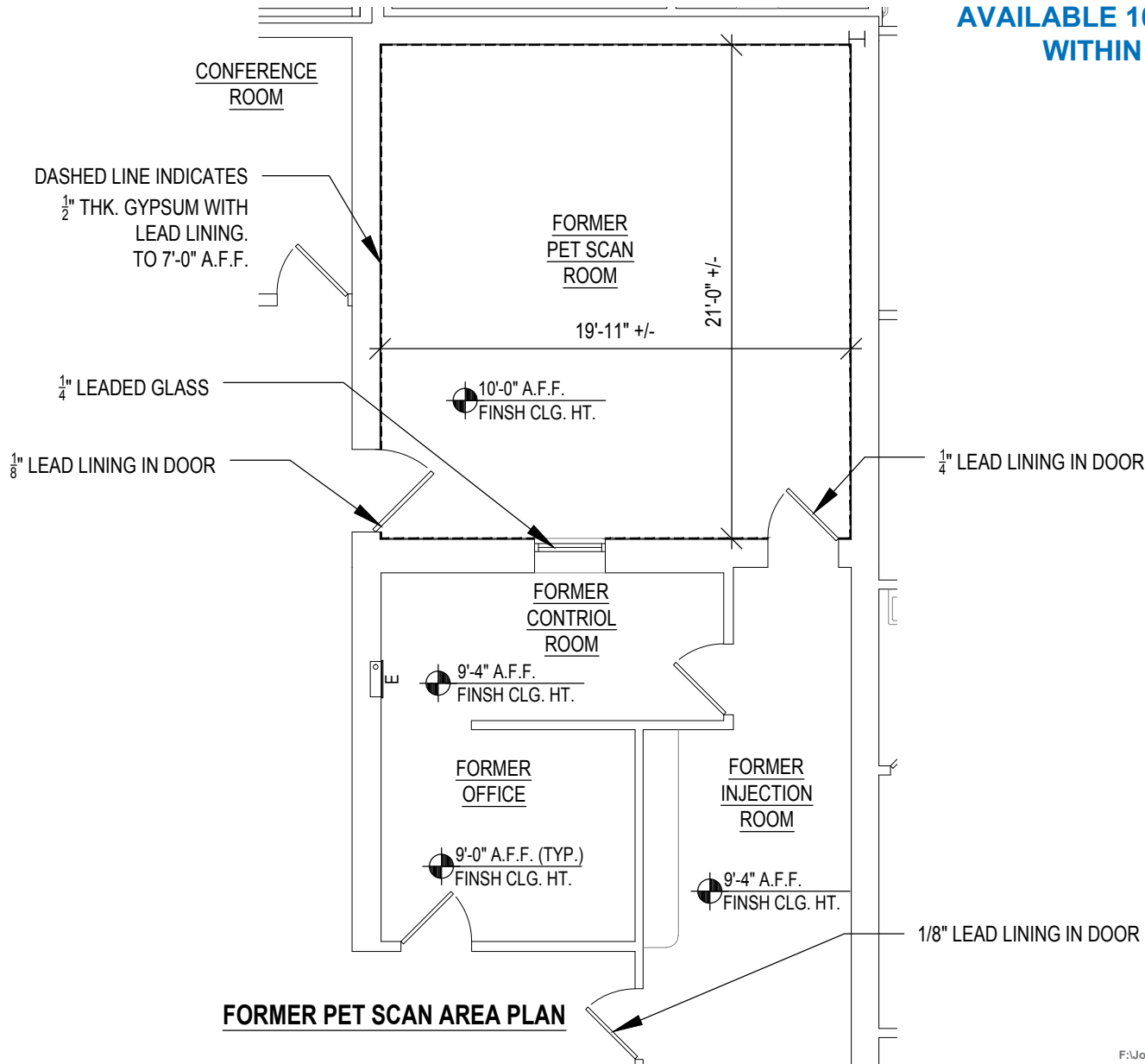
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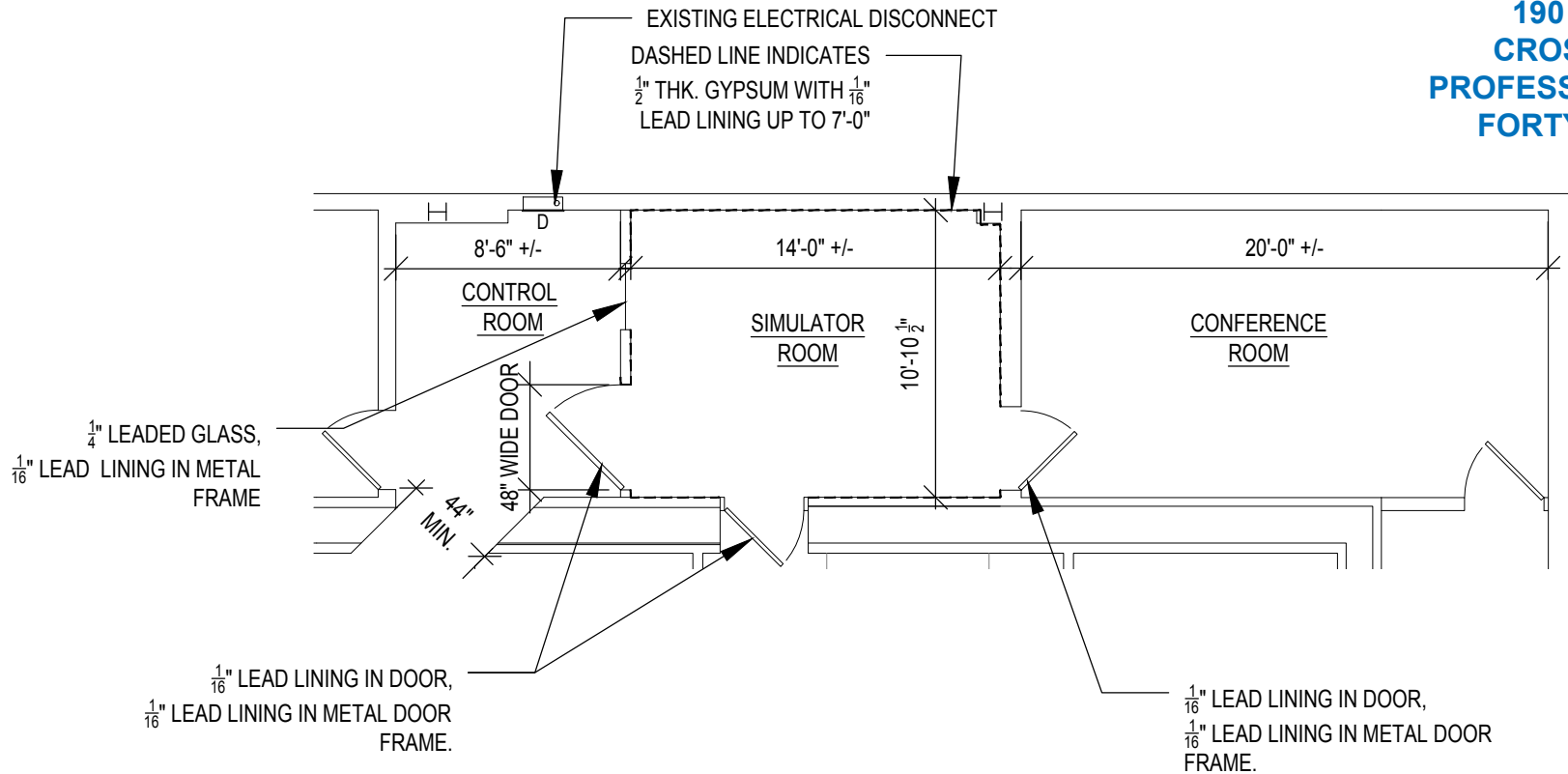
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### FORMER SIMULATOR ROOM PLAN

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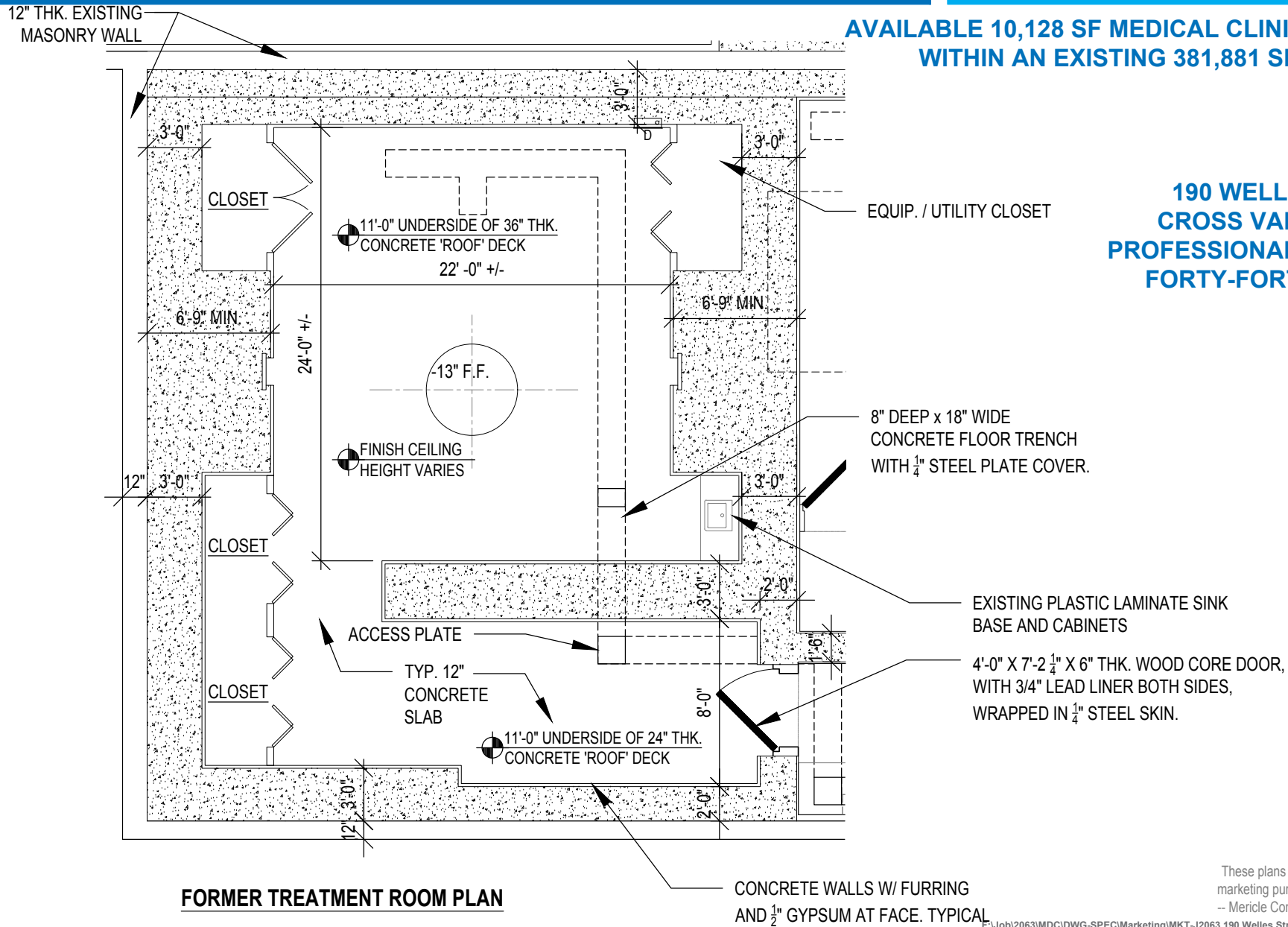
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## SPECIFICATIONS

### AVAILABLE 10,128 SF MEDICAL CLINIC FACILITY WITHIN AN EXISTING 381,881 SF BUILDING

#### SITE IMPROVEMENTS

- Three (3) dedicated, and seventeen (17) first-come, first-serve parking spaces available.
- Asphalt paved parking lot with professionally maintained landscaping.
- Sign locations available at street entrance monument sign, building exterior and building interior.

#### BUILDING IMPROVEMENTS

- Building contains 381,881 S.F.
- Available space is 3,152 S.F. to 10,128 S.F.
- Available space is accessed by an existing, covered stair with accessible ramp and automatic door opener.
- Exterior wall construction is a combination of brick masonry, exterior insulated finishing system, and thermally-broken, aluminum frame, insulated glass, windows.
- Lobby to available space is naturally-lit with accent lights and marble floor tiles.
- Available space has an existing acoustical suspended ceiling system at typically 9'-0" above finish floor, typical. Areas of with taller ceilings are noted on the drawings.
- The Waiting and Reception Areas have custom cabinetry, full glass entry doors, and upgraded ceiling tiles.
- Existing specialty equipment includes custom made cabinetry, a private restroom with shower, and existing radiation protection in former Radiation Therapy Areas.
- The available space contains a mixture of finishes, including carpeting, vinyl composition tile, and wallpaper.
- Interior doors are solid-core, oak veneer, flush wood doors with clear poly finish. Lead-lined, specialty doors are noted on drawings.
- Interior windows are leaded glass within hollow metal frames, lead-lined as noted on drawings.
- Available space has existing general lighting with 2 x 4 fluorescent troffer fixtures with prismatic lenses.
- Available space has 800 amp 480/277 volt 3- phase, electrical service with disconnects at former radiology rooms for equipment.
- Available space has heating, cooling, and ventilation supplied by two (2) electric/gas roof top packaged units.
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