

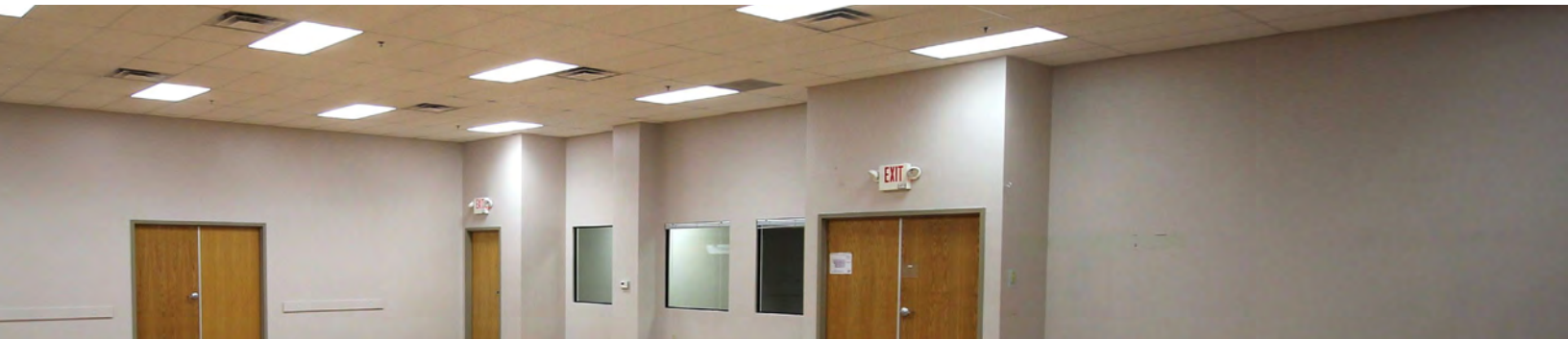
# 5,158 SF

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

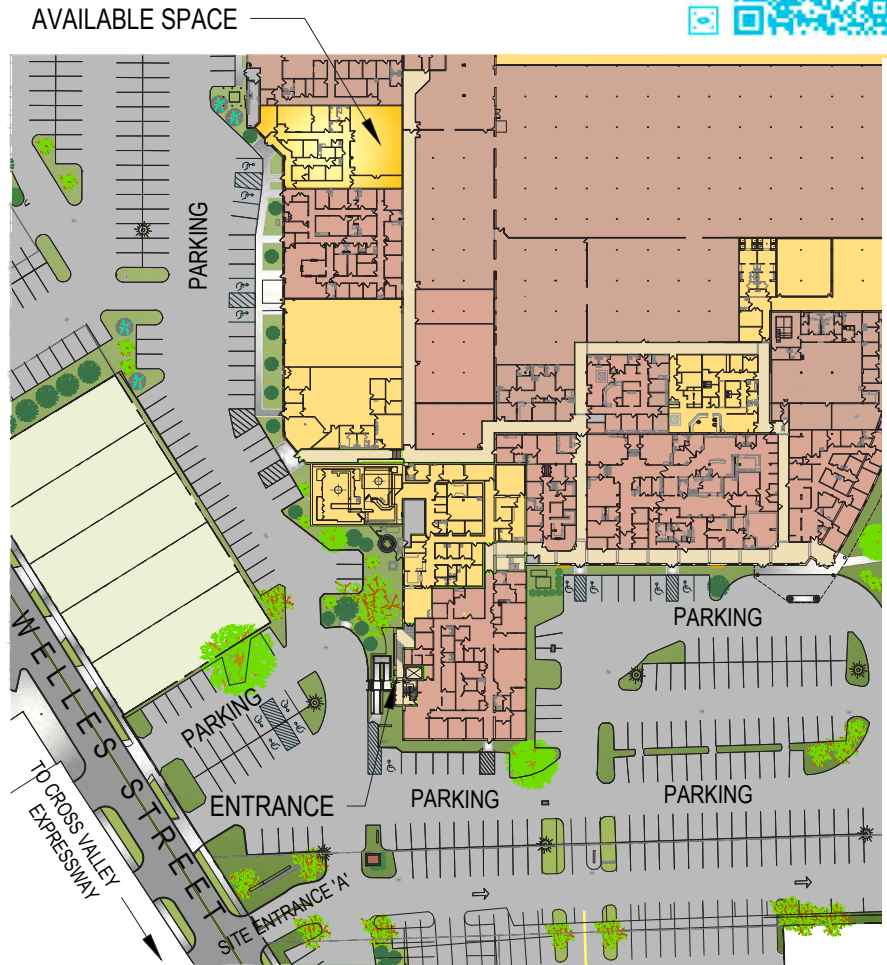
## SITE IMPROVEMENTS

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

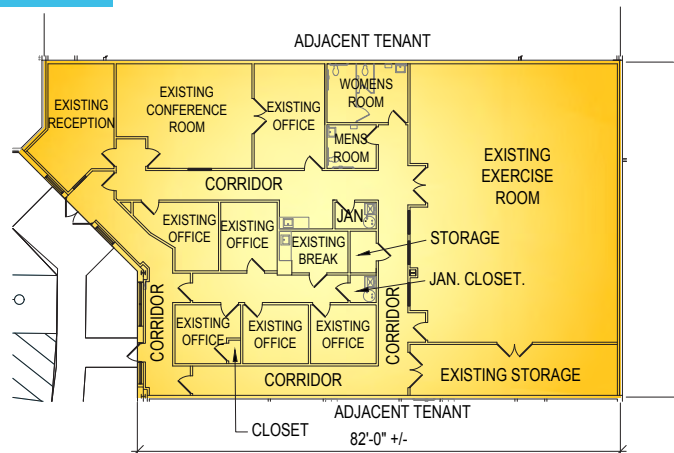
## BUILDING IMPROVEMENTS

- Available space is 5,158 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.*

















## EXISTING SITE PLAN

AVAILABLE SPACE

AVAILABLE 5,158 SF OFFICE SPACE  
WITHIN AN EXISTING 381,881 SF BUILDING

**SUITE 120**  
**190 WELLES STREET**  
**CROSS VALLEY WEST**  
**PROFESSIONAL BUILDING**  
**FORTY-FORT, PA 18704**



- AVAILABLE SPACE
- LEASED
- COMMON SPACE
- UTILITY SPACE

These plans have been prepared solely for  
marketing purposes for the exclusive use of  
-- Mericle Commercial Real Estate Services

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**570.823.1100**  
**mericle.com**



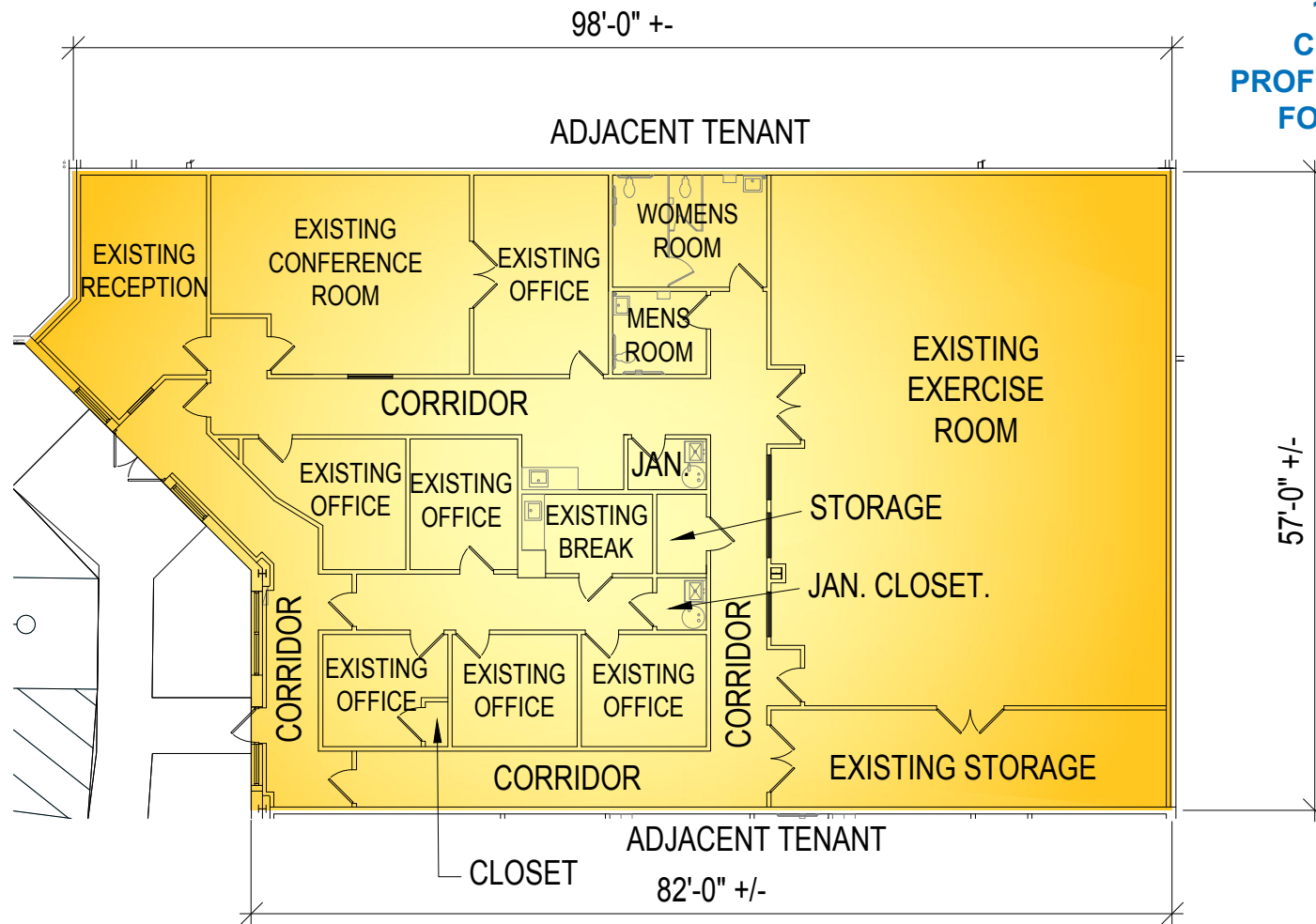
East Mountain Corporate Center  
100 Baltimore Drive  
Wilkes-Barre, PA 18702

*Developing Northeastern Pennsylvania's I-81 Corridor Since 1985*

## EXISTING FLOOR PLAN

AVAILABLE 5,158 SF OFFICE SPACE  
WITHIN AN EXISTING 381,881 SF BUILDING

**SUITE 120**  
**190 WELLES STREET**  
**CROSS VALLEY WEST**  
**PROFESSIONAL BUILDING**  
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## SPECIFICATIONS

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WITHIN AN EXISTING 381,881 SF BUILDING**

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CROSS VALLEY WEST  
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