

3,860 SF

**190 WELLES STREET
SUITE 112**

CROSS VALLEY WEST PROFESSIONAL BUILDING
FORTY-FORT, PA 18704



GREAT ACCESS TO 1-81 & 1-80!

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



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PROPERTY SPECIFICATIONS

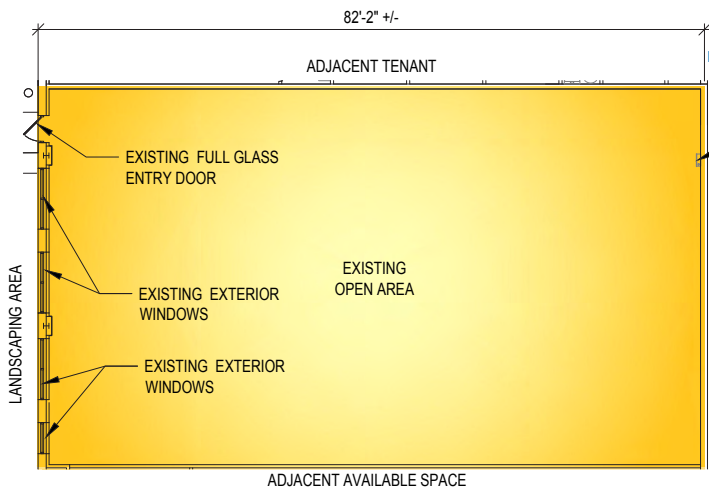
SITE IMPROVEMENTS

- Available space comes with twenty (20), first come-first serve parking spaces and eight (8), reserved spaces.
- 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 3,860 S.F.
- Available space is accessed by an exterior glass entry door.
- Available space has an existing acoustical suspended ceiling system at 9'-0" above finish floor, typical. All other finishes shall be new.
- Available space has lighting levels of approximately 30-foot candles. Light fixtures are 2 x 4 fluorescent troffer fixtures with prismatic lenses.
- Available space has 225 amp 120/208 volt, 3- phase, electrical service.
- Available space has heating, cooling, and ventilation supplied by one (1) electric/gas roof top packaged unit designed for 1-ton per 400 S.F.
- Available space has an existing, Light Hazard, sprinkler system.
- Domestic water and natural gas provided.
- Utilities separately metered.

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.

SITE PLAN



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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PHOTO COLLAGE

190 WELLES STREET - SUITE 112 | 3,862 SF

CROSS VALLEY WEST PROFESSIONAL BUILDING | FORTY-FORT, PA



Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

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To learn more about 190 Welles Street and to schedule a tour, please call
Bob Besecker, Jim Hilsher, or Bill Jones of Mericle's Leasing Team at **570.823.1100**.



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EXISTING SITE PLAN

AVAILABLE SPACE

AVAILABLE 3,860 SF FACILITY
WITHIN AN EXISTING 381,881 SF BUILDING

SUITE 112
190 WELLES STREET
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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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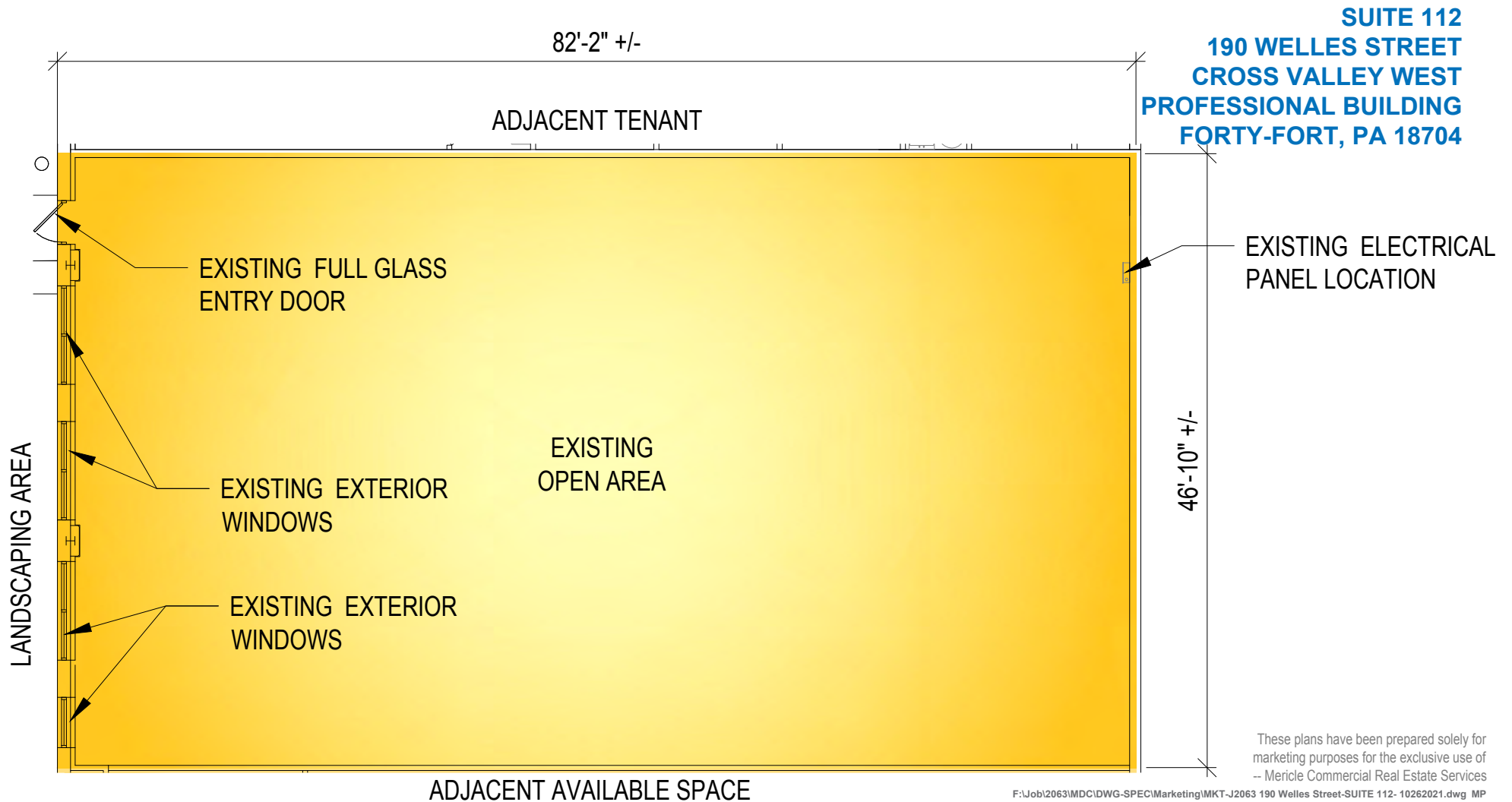


East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

EXISTING FLOOR PLAN

AVAILABLE 3,860 SF FACILITY
WITHIN AN EXISTING 381,881 SF BUILDING



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