

# 940 SF

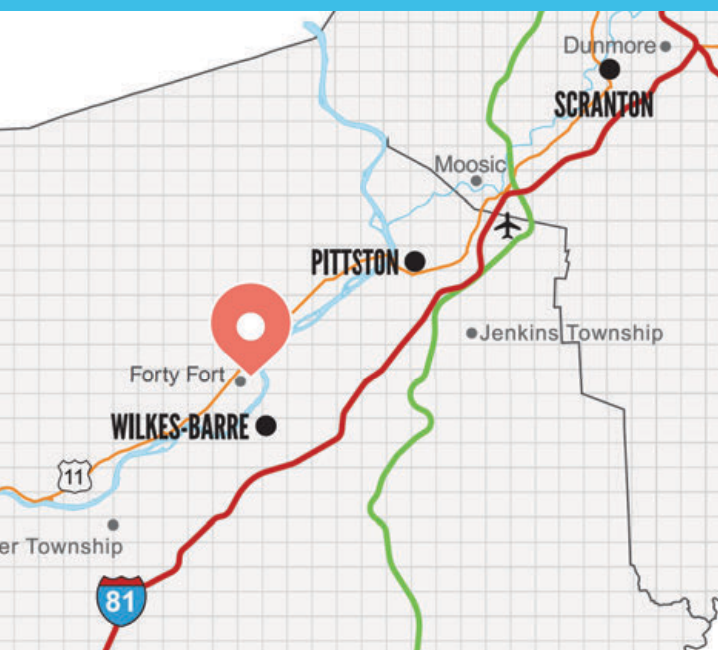
**150 WELLES STREET  
SUITE 100**

CROSS VALLEY WEST PROFESSIONAL BUILDING  
FORTY-FORT, PA 18704



JUST ¼ MILE FROM THE CROSS VALLEY EXPRESSWAY (SR 309)!

## STREET FRONTAGE – MODERN OFFICE SPACE

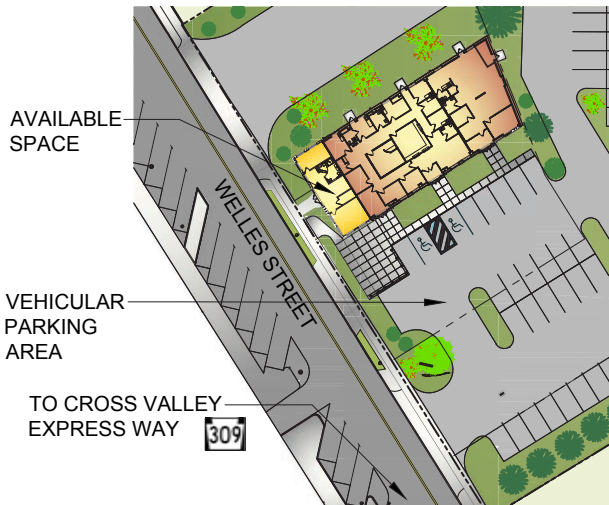


### DIRECTIONS TO CROSS VALLEY WEST PROFESSIONAL BUILDING:

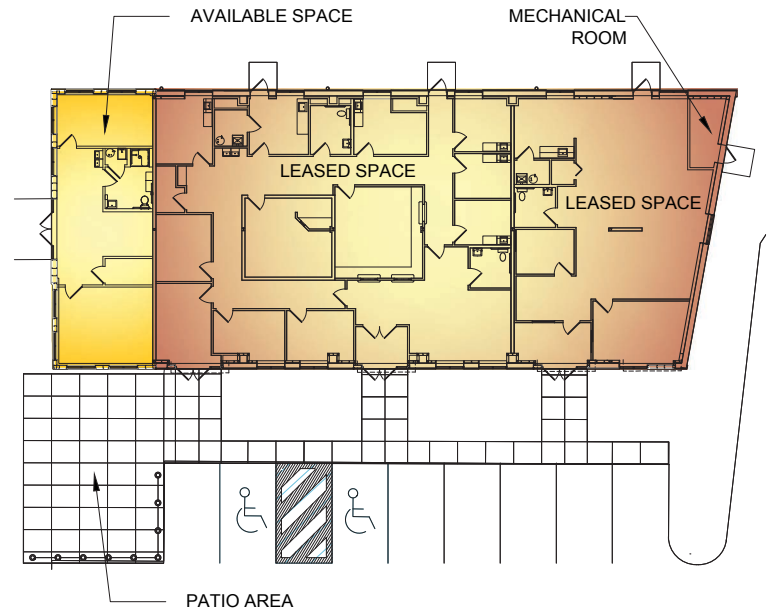
**Traveling North on Route 309-** Take Exit 4 (Kingston/Forty Fort). Follow exit ramp to the right and merge onto Rutter Ave. Keep left at the fork. Continue through the intersection onto Welles Street. The entrance to the building will be on your right.

**Traveling South on Route 309-** Take Exit 5 (Kingston/Forty Fort). Turn left onto Wyoming Avenue. Proceed approximately ¼ mile and turn right onto Welles Street. Proceed another ¼ of mile and the entrance to the building will be on your left.

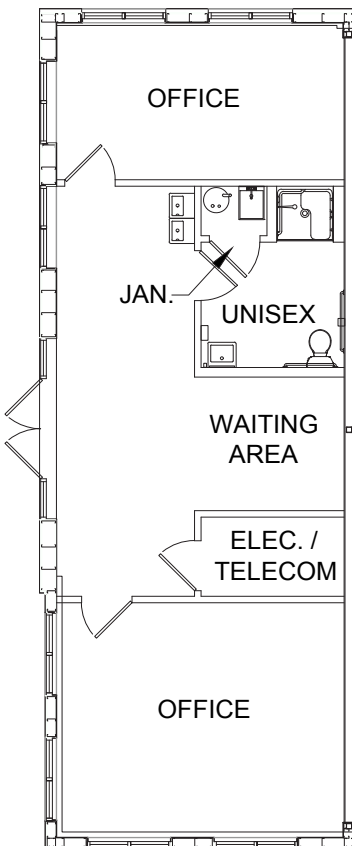
## SITE PLAN



## BUILDING PLAN



## FLOOR PLAN



## PROPERTY SPECIFICATIONS

- Available 940 square foot space within an existing 5,905 square foot building.
- Available space dimensions are approx. 18'-0" (length) x 50'-0" (depth).
- Suite number to available space is located at each side of entrance doors.
- The building exterior is a combination of stone veneer, concrete masonry units, E.I.F.S., and anodized bronze, aluminum
- frame windows and doors.
- Available space has an existing 2' x 4' acoustical suspended ceiling system with a 2' x 2' look at 8'-0"± above finish floor.
- Available space has existing general office lighting with 2 x 4 fluorescent troffer fixtures with parabolic lenses.
- Available space has a 200 amp 120/208 volt 3-phase, electrical service.
- Available space has existing heating and cooling supplied by an electric/ gas packaged unit.
- Provisions for domestic water and natural gas have been provided.
- All utilities are separately metered.
- Eight (8) dedicated parking spaces.
- Asphalt paving including heavy duty pave in truck areas.
- Professionally designed, and maintained landscaping.
- Outdoor patio area available.
- Marquee sign at site entrance.

*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.*



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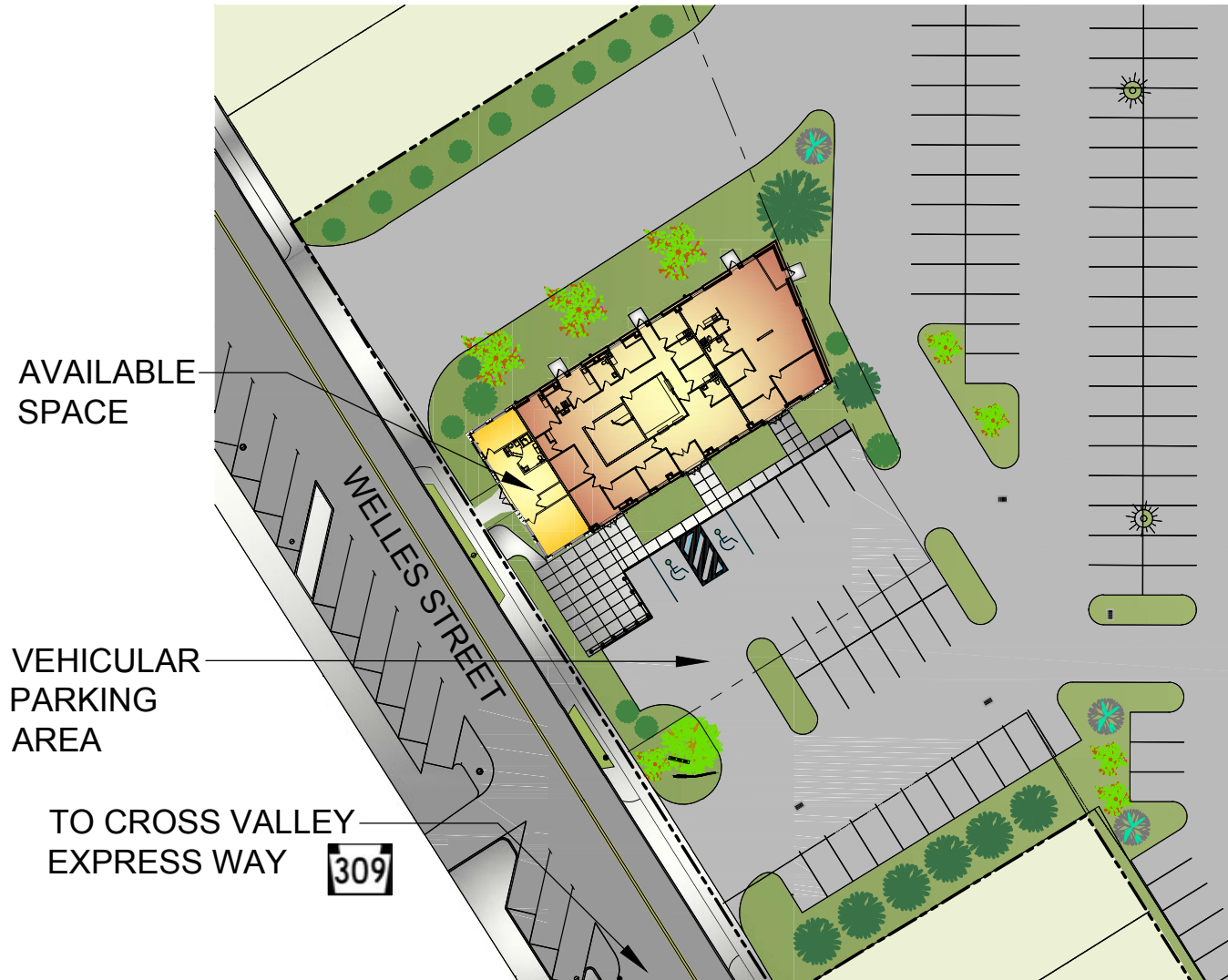
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# CONCEPTUAL SITE PLAN

AVAILABLE 940 S.F. SPACE WITHIN AN  
EXISTING 5,905 S.F. BUILDING

**SUITE 100  
150 WELLES STREET  
FORTY-FORT  
PENNSYLVANIA, 18704**



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

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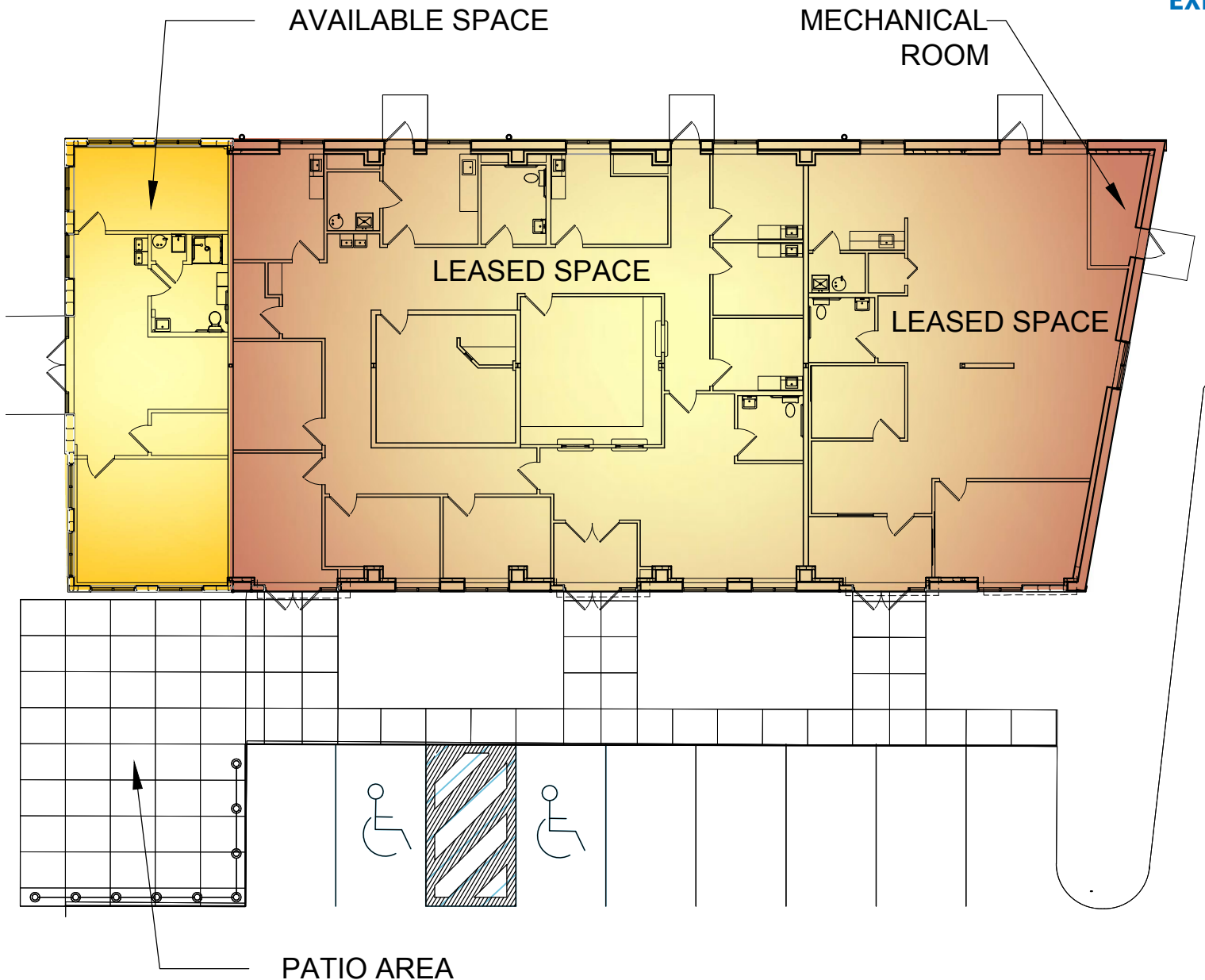
East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

WE BUILD BUILDINGS.  
WE BUILD CAREERS.  
WE BUILD COMMUNITIES.

# CONCEPTUAL BUILDING PLAN

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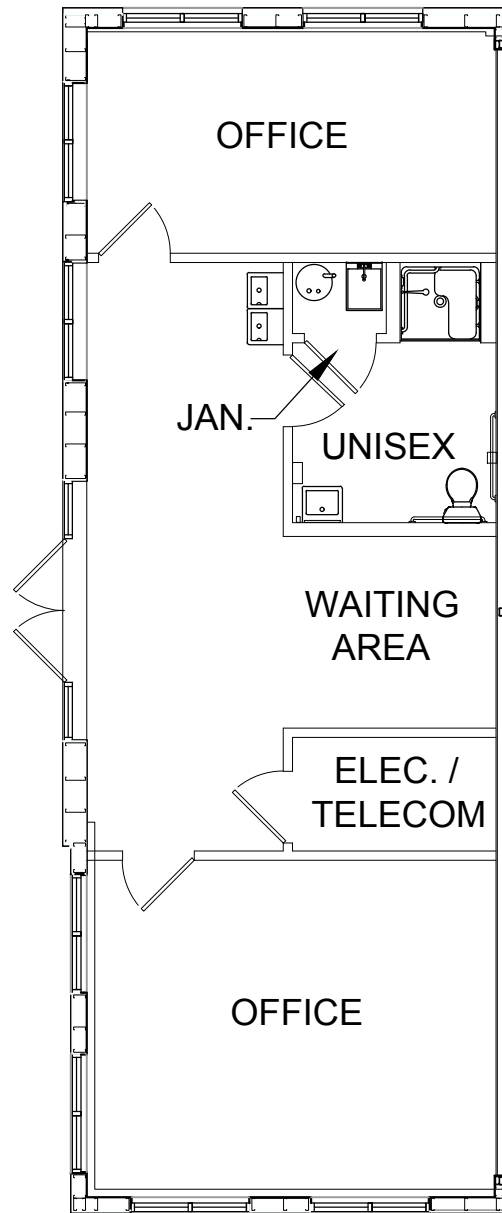
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## CONCEPTUAL FLOOR PLAN

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