



**FOR  
LEASE**

# 940 SF

**150 WELLES STREET, SUITE 100  
CROSS VALLEY WEST BUSINESS CENTER  
FORTY FORT, PA**

.....

## OFFICE

SPACE EQUIPPED TO  
SUIT A VARIETY OF OFFICE,  
MEDICAL, AND WELLNESS  
PRACTITIONERS.

IMMEDIATE ACCESS TO  
CROSS VALLEY EXPRESSWAY.



**MODERN OFFICE SPACE JUST ¼ MILE FROM S.R. 309!**

**mericle.com**



**570.823.1100**



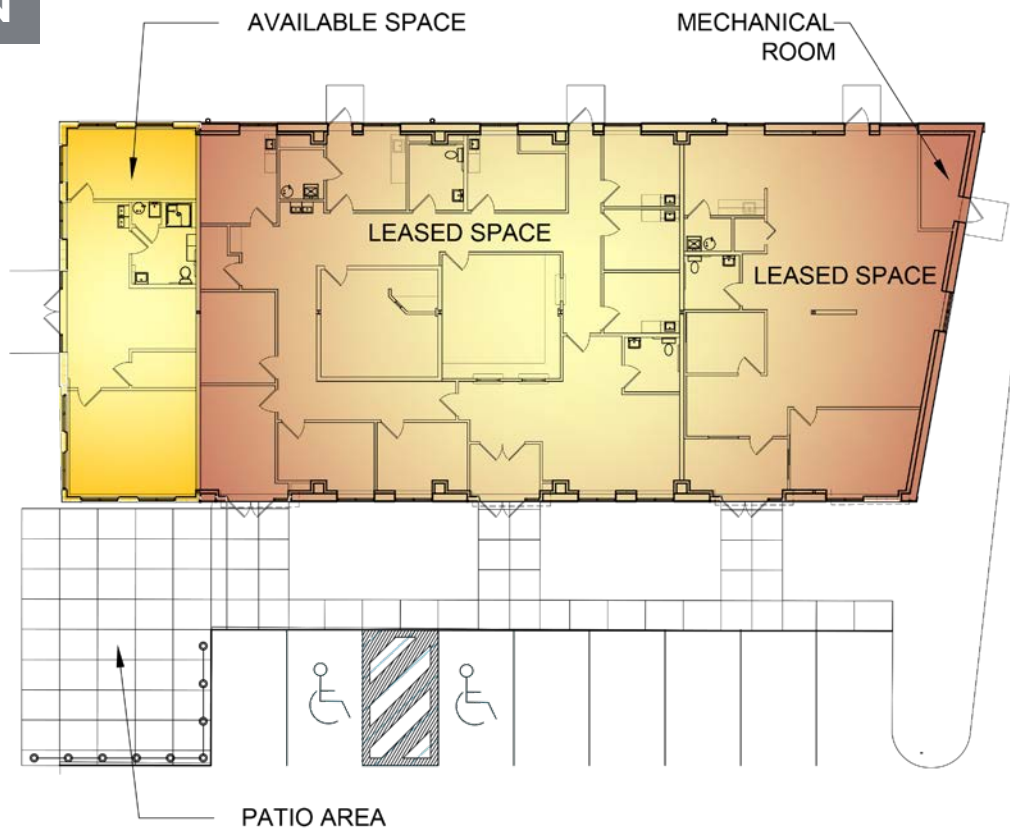
# PLANS

*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



## FLOOR PLAN



FOR LEASE

150 WELLES STREET, SUITE 100, FORTY FORT, PA

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 940 SF space within an existing 5,905 SF 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.

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** Exposed concrete, luxury vinyl tile, porcelain tile, and carpeting.
- ▶ **EXTERIOR WALLS:** Combination of stone veneer, concrete masonry units, E.I.F.S., and anodized bronze, aluminum frame windows and doors.
- ▶ **CEILINGS:** 2' x 4' acoustical suspended ceiling system with a 2' x 2' look at 8'-0"± above finish floor.

## PARKING

- ▶ Eight (8) dedicated parking spaces.
- ▶ Asphalt paved parking lot with professionally maintained landscaping.

## UTILITIES

- ▶ **ELECTRICAL SERVICE:** 200 Amp, 120/208 Volt, 3-phase, electrical service.
- ▶ **LIGHTING:** General lighting with 2 x 4 fluorescent troffer fixtures with parabolic lenses.
- ▶ **HVAC:** Heating and cooling supplied by an electric/gas packaged unit.
- ▶ **FIRE PROTECTION:** Light hazard, sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ Provisions for domestic water and natural gas shall be provided.

## SITE FEATURES

- ▶ Marquee signs at street entrance and building sign location available.
- ▶ Outdoor picnic area available.



### LABOR DRAW

More than 685,000 people live within 30 miles, and more than 51 million people live within 200 miles of Cross Valley West Business Center.

This 940 square foot office space is centrally located within the Scranton/Wilkes-Barre labor market and is a dynamic location for office, medical, and wellness companies.



### EASY ACCESS

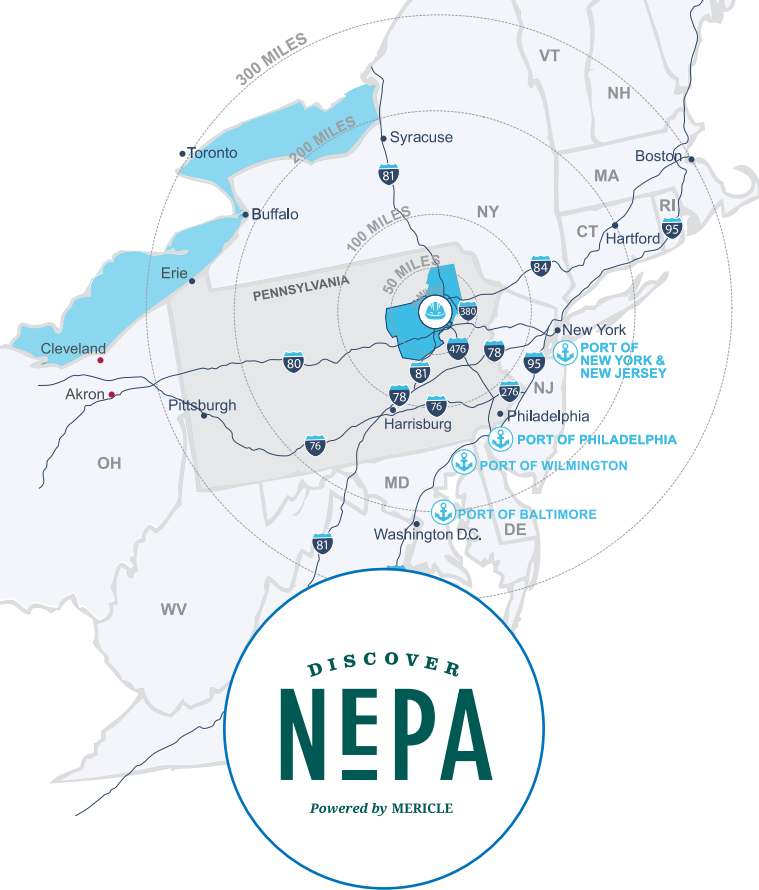
Located just 1/4th mile from the Cross Valley Expressway (S.R. 309) and just five minutes from I-81.

# FOR LEASE

150 WELLES STREET, SUITE 100, FORTY FORT, PA

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DISCOVER  
**NEPA**

Powered by MERICLE

Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

Check out **DiscoverNEPA.com** (search "Forty Fort") for events, shopping, dining and many, many things to do!

**Mericle is Northeastern Pennsylvania proud.**

# CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



## TRAVEL DISTANCES

CITY	MI AWAY
Downtown Wilkes-Barre, PA	3
Scranton, PA	20
Delaware Water Gap, PA	57
Allentown, PA	67
Morristown, NJ	96
Philadelphia, PA	113
Harrisburg, PA	116
Port of Newark, NJ	126
New York, NY	128
Syracuse, NY	152
Baltimore, MD	194
Hartford, CT	198
Washington DC	237
Pittsburgh, PA	290
Boston, MA	301



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To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

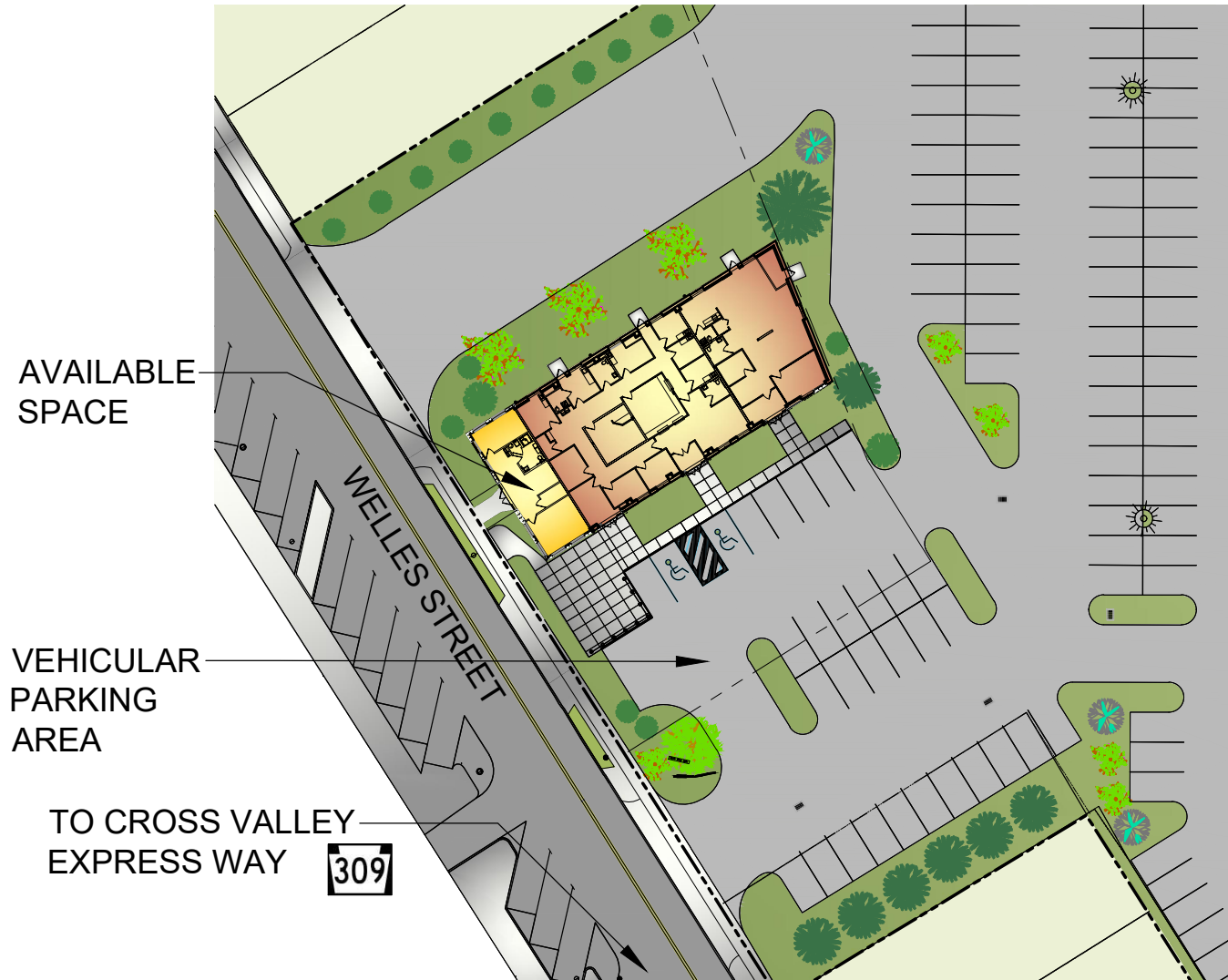
**mericle.com**  **570.823.1100**



# 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  
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-- Mericle Commercial Real Estate Services

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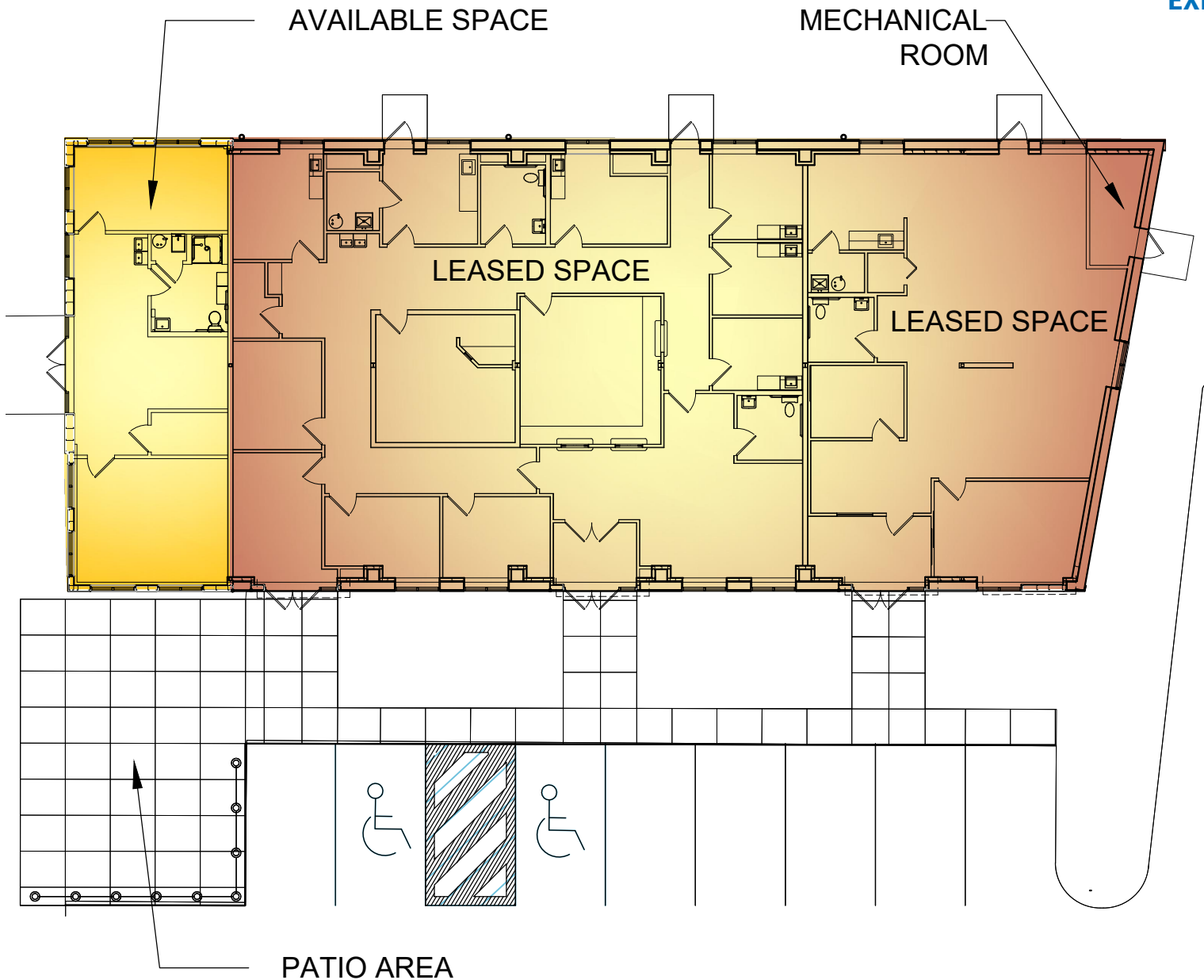
East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

# CONCEPTUAL BUILDING PLAN

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

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



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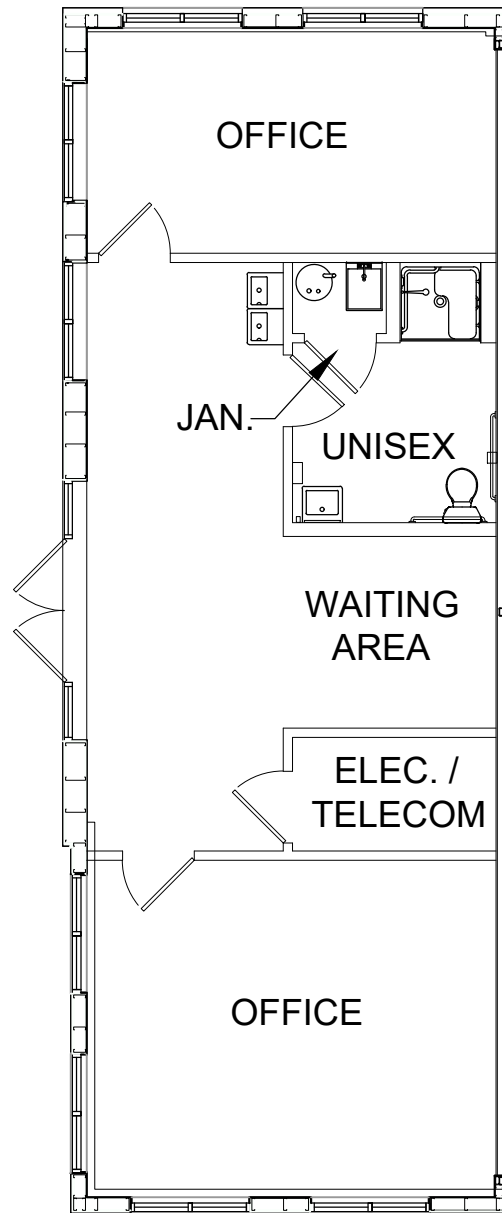
East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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## CONCEPTUAL FLOOR PLAN

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

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



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

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WE BUILD COMMUNITIES.

## SITE IMPROVEMENTS

- 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.

## BUILDING IMPROVEMENTS

- 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.

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

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

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