



**FOR
LEASE**

23,277 SF

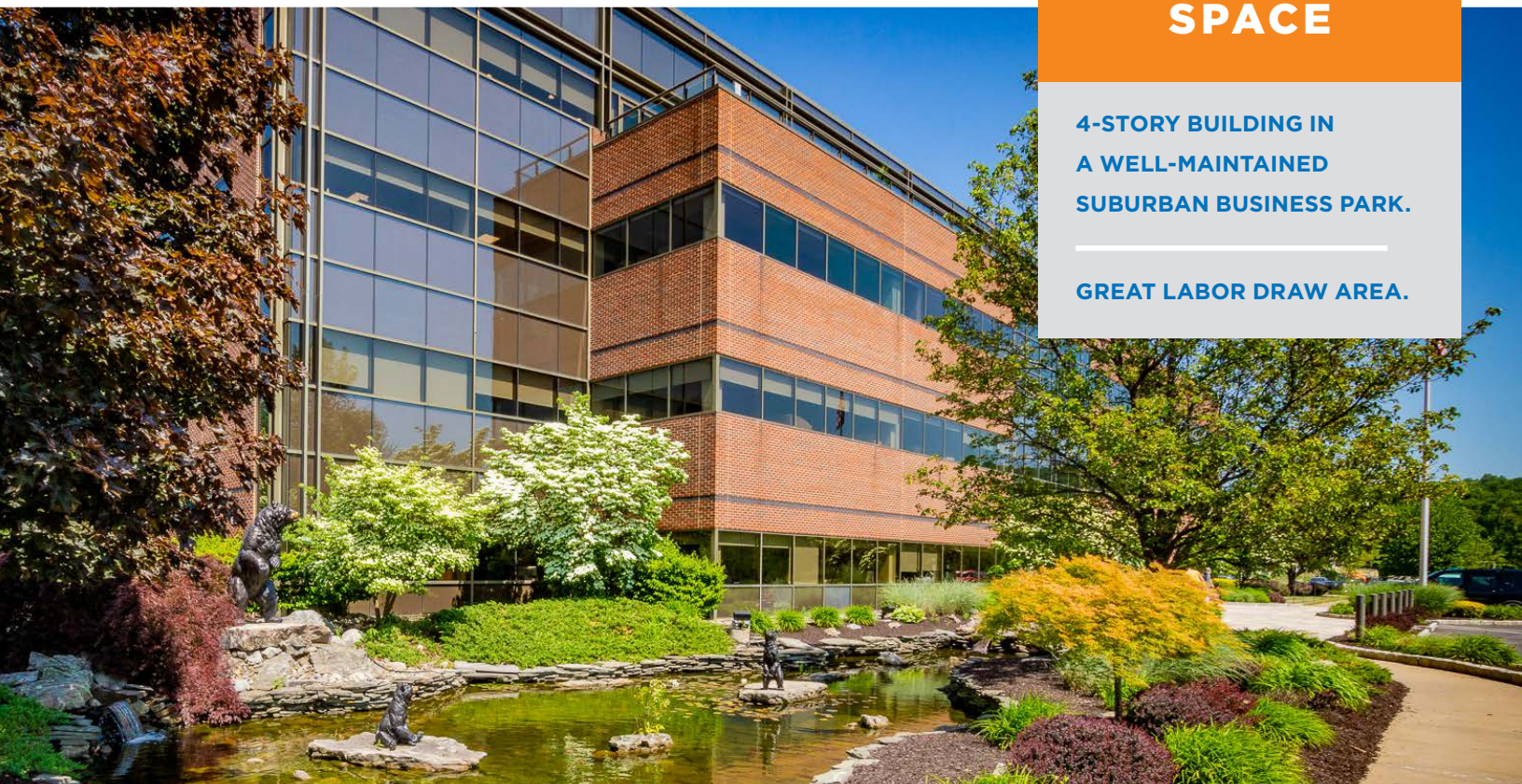
**100 BALTIMORE DRIVE
EAST MOUNTAIN CORPORATE CENTER
PLAINS TOWNSHIP (WILKES-BARRE), PA**

.....

OFFICE SPACE

**4-STORY BUILDING IN
A WELL-MAINTAINED
SUBURBAN BUSINESS PARK.**

GREAT LABOR DRAW AREA.



**FURNISHED CLASS A OFFICE SPACE NEAR I-81, I-476, AND
GEISINGER WYOMING VALLEY MEDICAL CENTER**

mericle.com  **570.823.1100**



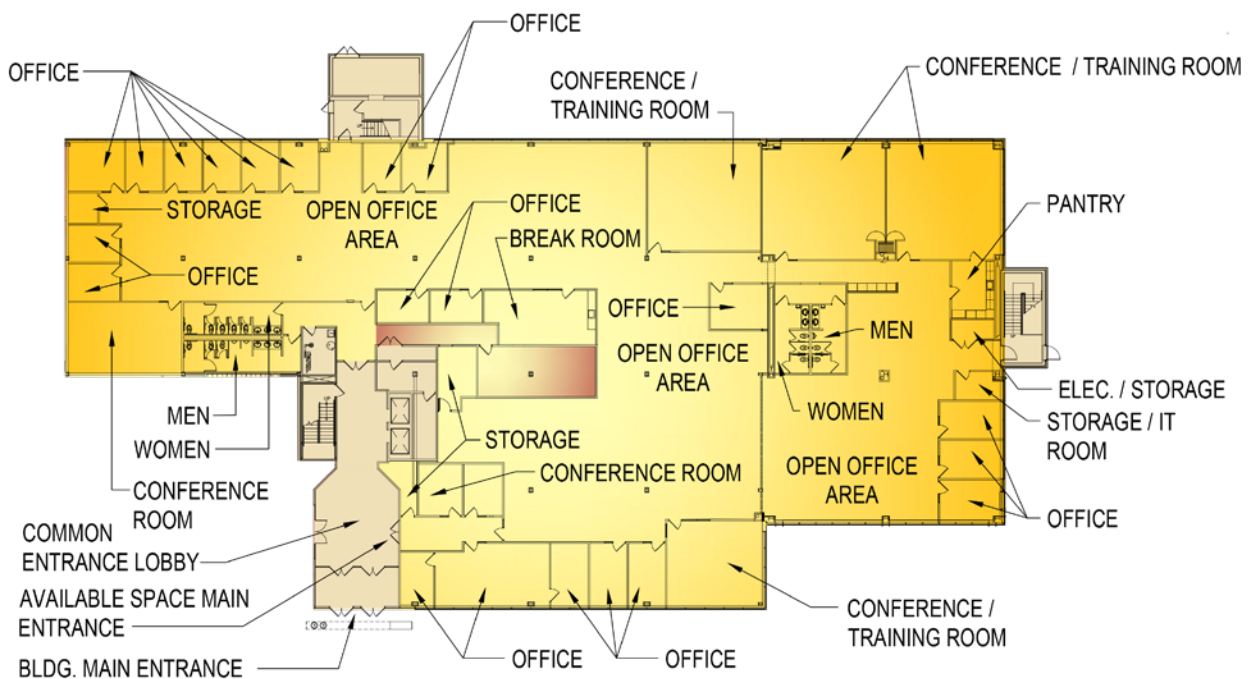
PLANS

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

100 BALTIMORE DRIVE, WILKES-BARRE, PA

mercireadytogo.com/100baltimore

SPECS

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.

SIZE

- ▶ The Building is a four-story Class A Office Building containing 126,413 SF.
- ▶ **AVAILABLE SPACE:** 23,277 SF located on the first floor with access through the decorative first floor main lobby area.
- ▶ **ACRES:** Total site acreage consisting of 14.12 acres. Parcel A contains approximately 10.12 acres and Parcel B contains approximately 4.00 acres.

BUILDING CONSTRUCTION

- ▶ **BUILDING STRUCTURE:** Steel structure by *Butler Manufacturing* and contains 4" concrete floor slabs on each floor.
- ▶ **EXTERIOR WALLS:** The exterior walls are designed with a combination of brick masonry veneer and thermally-broken, aluminum frame ribbon windows, and storefront window systems with bronze tinting and architectural features such as full height glass walls in select areas.
- ▶ **ROOF:** Fully-adhered EPDM roof with interior storm leaders.
- ▶ **FLOOR:** Exposed concrete, luxury vinyl tile, porcelain tile, and carpeting.

IMPROVEMENTS

- ▶ The available space is fully furnished with existing systems furniture and premium finishes consisting of carpet tile, vinyl composition tile, porcelain/ceramic tile in the Restrooms, and a folding partition separating a large Conference/Training Room.
- ▶ Accent walls, millwork with solid surface countertops, underground power/data in select rooms highlight just a few of the upgraded improvements.

UTILITIES

- ▶ **ELECTRIC:** The Building is served by *PPL Electric Utilities* and features a dual cable, 12,470 Volt underground conduit enclosed in concrete, with service from (2) substations (Bear Creek and Pine Ridge) by (2) separate 68 KV lines with the ability to switch in less than three seconds. The available space shall be served by a 480/277 Volts, 600 Amp electrical service.
- ▶ **TELECOM:** Telecommunication service to the building includes fiber and copper and is provided by *Verizon, Level 3, and Frontier Communications*. All three bring fiber into the first floor utility room of the Existing Building.
- ▶ **LIGHTING:** The lighting throughout the available space is a combination of recessed flat panel LED fixtures and pendant/indirect LED fixtures in the open areas.
- ▶ **HVAC:** HVAC in the available space is provided via a combination of *Trane* constant volume roof top units serving a *Trane Varitrac* Change-Over Bypass VAV system and *Trane* VAV roof top units with electric reheats in perimeter VAV boxes.
- ▶ **FIRE PROTECTION:** Building is fully sprinklered with an Ordinary Hazard Class III commodity wet pipe sprinkler system.
- ▶ All utilities are separately metered.

PARKING

- ▶ On-site parking for a total of approximately (561) parking spaces with approximately (103) vehicle spaces dedicated to the available first floor area.

SITE FEATURES

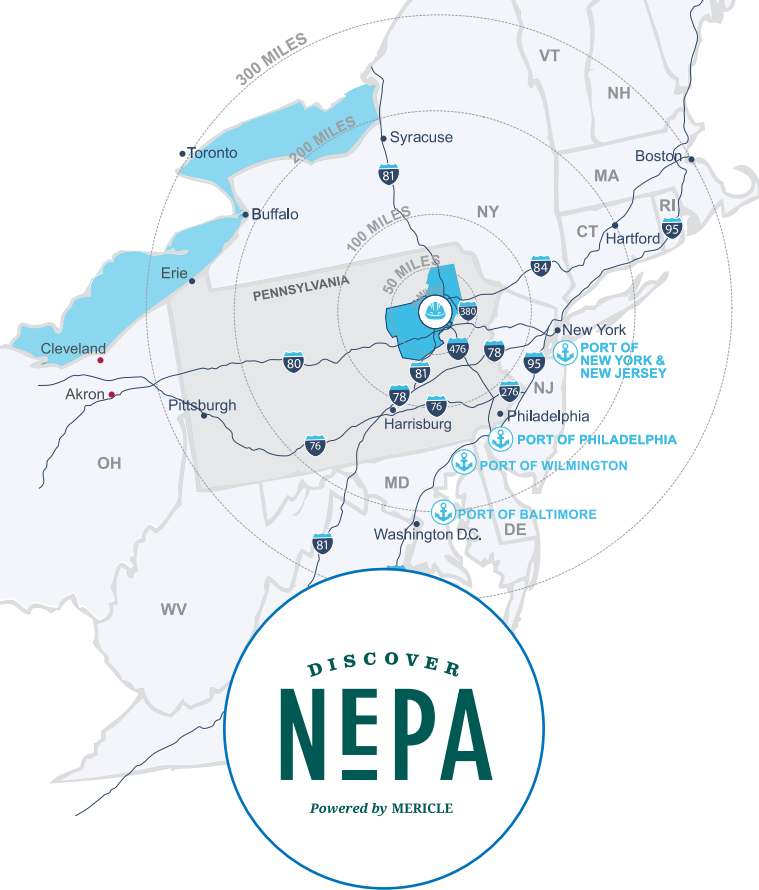
- ▶ The property is professionally landscaped with a water feature at the main entrance, and is surrounded by sidewalks with access to a shared outdoor patio area with a covered gazebo.
- ▶ Two (2) multi-tenant, marquee signs are available on site for corporate/company branding.



FOR LEASE

100 BALTIMORE DRIVE, WILKES-BARRE, PA

mercireadytogo.com/100baltimore



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 "Wilkes-Barre") 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
Wilkes-Barre, PA	3
Scranton, PA	14
Hazleton, PA	34
Delaware Water Gap, PA	51
Allentown, PA	59
Binghamton, NY	78
Morristown, NJ	101
Philadelphia, PA	109
Harrisburg, PA	109
New York, NY	123
Syracuse, NY	148
Baltimore, MD	189
Hartford, CT	206
Washington, DC	232
Pittsburgh, PA	270



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.

BOB BESECKER, Vice President
bbesecker@mericle.com

JIM HILSHER, Vice President
jhilsher@mericle.com

BILL JONES, Vice President
bjones@mericle.com

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 23,277 S.F. SPACE
WITHIN AN EXISTING 126,413 S.F. BUILDING

PARCEL #29
100 BALTIMORE DRIVE
EAST MOUNTAIN CORPORATE CENTER
WILKES-BARRE, PA 18702



VEHICULAR PARKING	561
ACREAGE (PARCEL A)	10.12
ACREAGE (PARCEL B)	4.00

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

Q:\Shared\Properties\EMCC\100 Baltimore (29) (J2289)\Base Bldg. (J2289)\2289\mdc\dwg-spec\Marketing\MRKT-100 BALTIMORE DRIVE (040423).dwg LD

570.823.1100



mericle.com



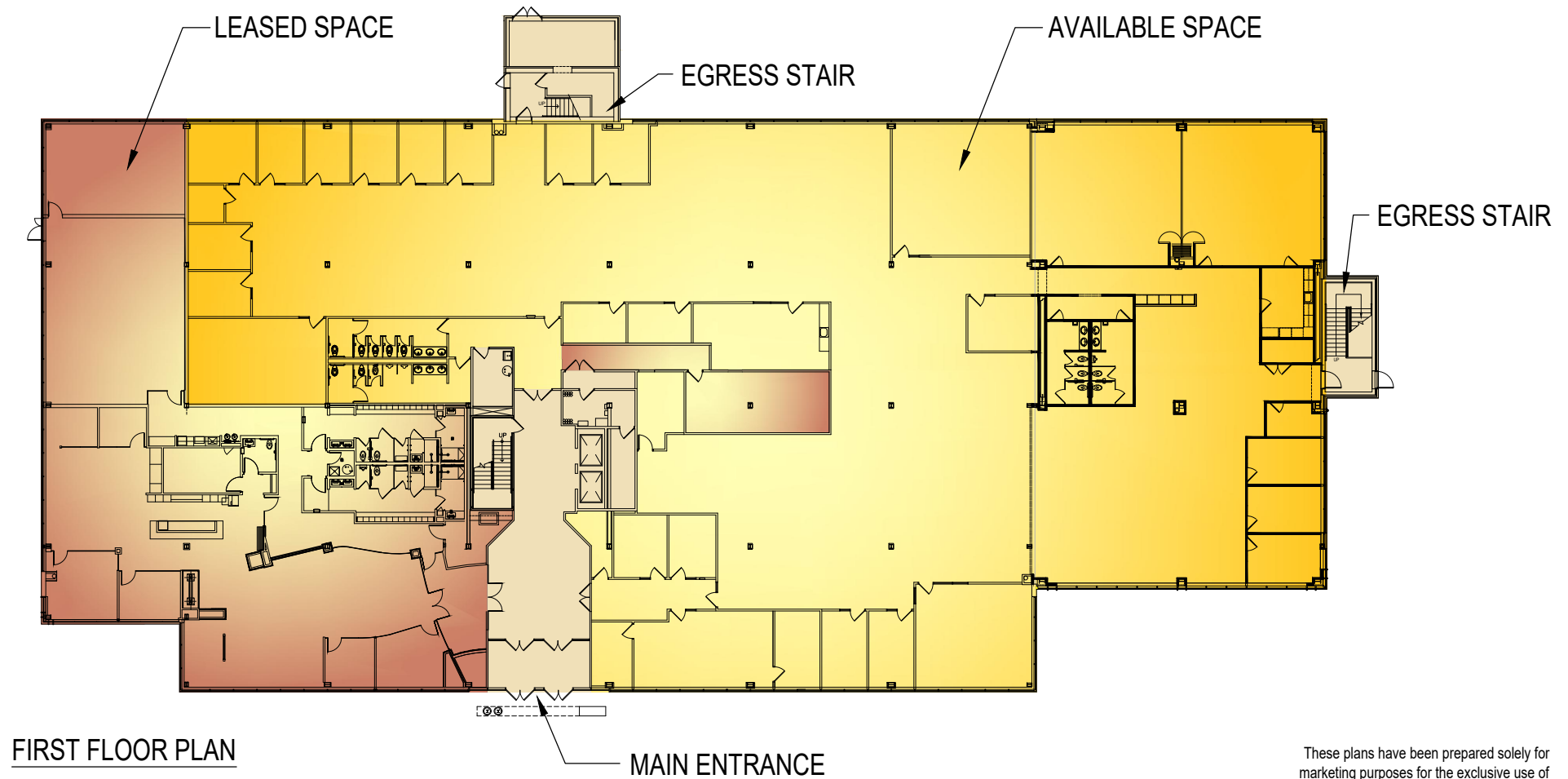
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL FIRST FLOOR PLAN

AVAILABLE 23,277 S.F. SPACE
WITHIN AN EXISTING 126,413 S.F. BUILDING

PARCEL #29
100 BALTIMORE DRIVE
EAST MOUNTAIN CORPORATE CENTER
WILKES-BARRE, PA 18702



FIRST FLOOR PLAN

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

F:\Job\2289\mdc\dwg-spec\Marketing\MRKT-100 BALTIMORE DRIVE (032123).dwg LD

570.823.1100



mericle.com



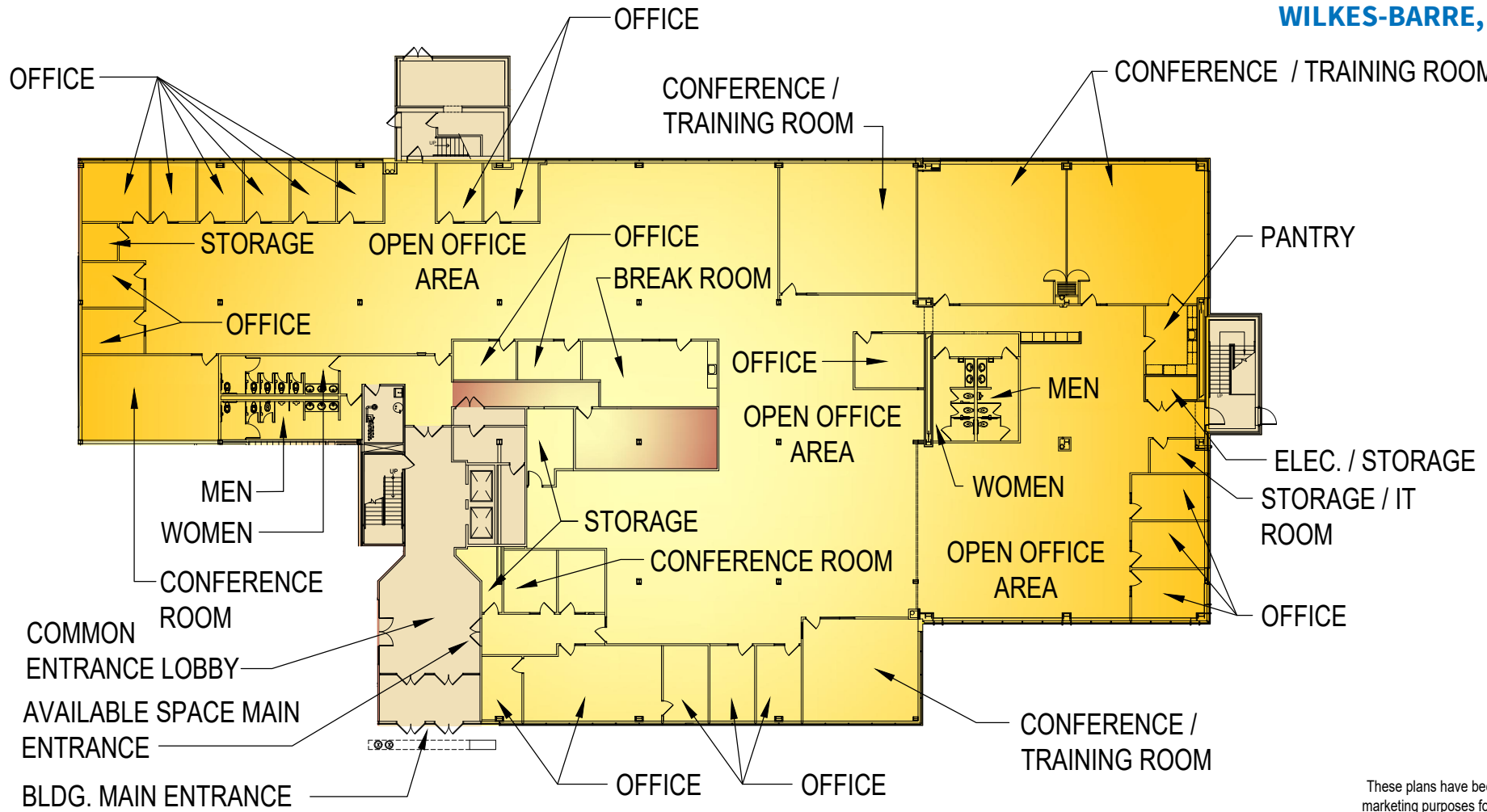
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL FLOOR PLAN

AVAILABLE 23,277 S.F. SPACE
WITHIN AN EXISTING 126,413 S.F. BUILDING

PARCEL #29
100 BALTIMORE DRIVE
EAST MOUNTAIN CORPORATE CENTER
WILKES-BARRE, PA 18702



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

F:\Job\2289\mdc\dwg-spec\Marketing\MRKT-100 BALTIMORE DRIVE (032123).dwg LD

570.823.1100



mericle.com



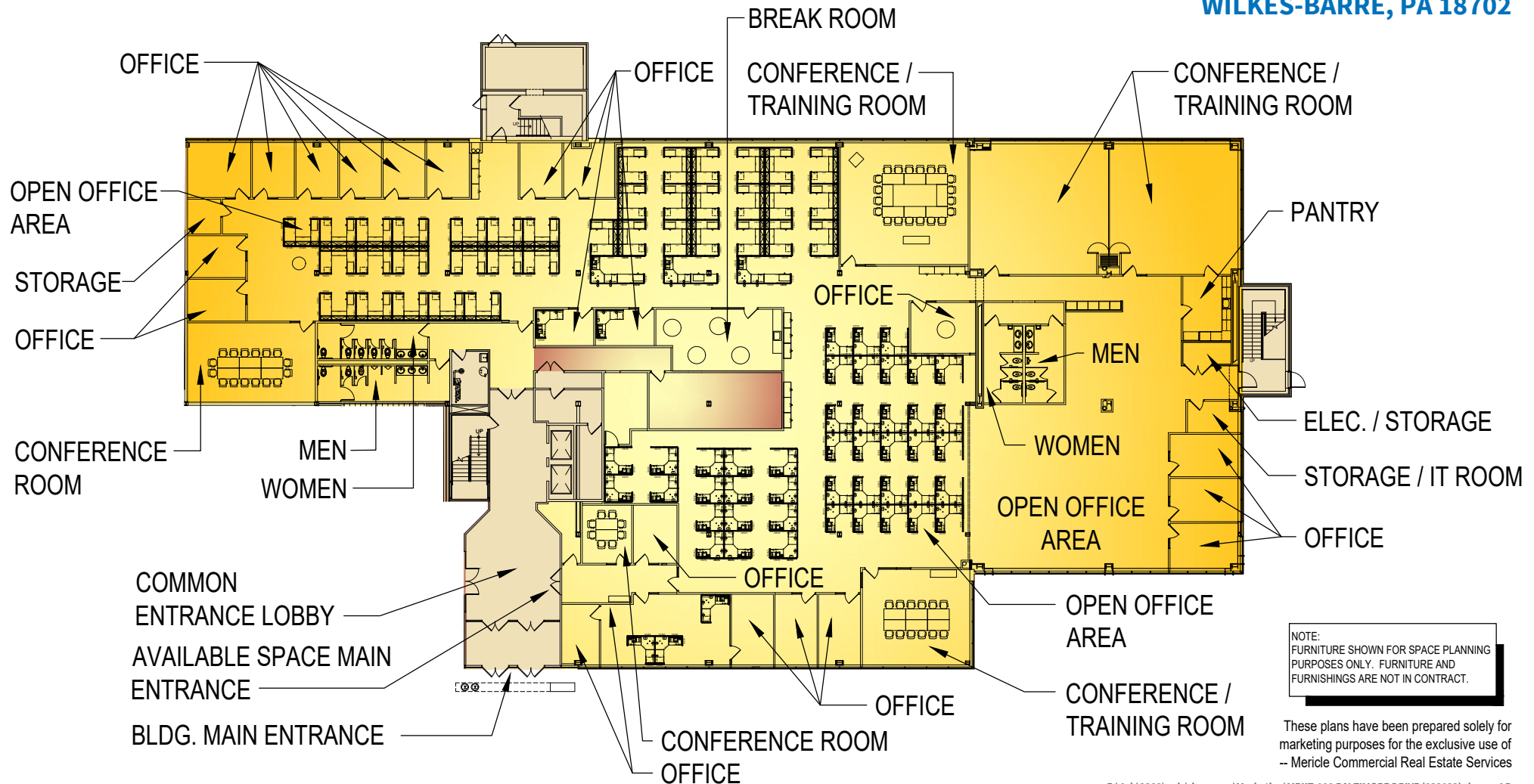
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL FLOOR PLAN

**AVAILABLE 23,277 S.F. SPACE
WITHIN AN EXISTING 126,413 S.F. BUILDING**

PARCEL #29
100 BALTIMORE DRIVE
EAST MOUNTAIN CORPORATE CENTER
WILKES-BARRE, PA 18702



NOTE:
FURNITURE SHOWN FOR SPACE PLANNING
PURPOSES ONLY. FURNITURE AND
FURNISHINGS ARE NOT IN CONTRACT.

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

F:\Job\2289\mdc\dwg-spec\Marketing\MRKT-100 BALTIMORE DRIVE (032123).dwg LD

570.823.1100



mericle.com



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

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

SITE IMPROVEMENTS

- Total site acreage consisting of 14.12 acres. Parcel A contains approximately 10.12 acres and Parcel B contains approximately 4.00 acres.
- On-site parking for a total of approximately five hundred sixty-one (561) parking spaces with approximately one hundred three (103) vehicle spaces dedicated to the available first floor area
- The property is professionally landscaped with a water feature at the main entrance and is surrounded by sidewalks with access to a shared outdoor patio area with a covered gazebo.
- Two (2) multi-tenant, marquee signs are available on site for corporate / company branding

**AVAILABLE 23,277 S.F. SPACE
WITHIN AN EXISTING 126,413 S.F. BUILDING**

**PARCEL #29
100 BALTIMORE DRIVE
EAST MOUNTAIN CORPORATE CENTER
WILKES-BARRE, PA 18702**

BUILDING IMPROVEMENTS

- The Building is a four-story Class A Office Building containing 126,413 square feet.
- The available space consists of 23,277 square feet and is located on the first floor with access through the decorative first floor main lobby area.
- The building structure is a steel structure by *Butler Manufacturing* and contains 4" concrete floor slabs on each floor.
- The exterior walls are designed with a combination of brick masonry veneer and thermally-broken, aluminum frame ribbon windows and storefront window systems with bronze tinting and architectural features such as full height glass walls in select areas.
- The roof is a fully-adhered EPDM roof with interior storm leaders.
- The available space is fully furnished with existing systems furniture and premium finishes consisting of carpet tile, vinyl composition tile, porcelain / ceramic tile in the Restrooms, and a folding partition separating a large Conference / Training Room. Accent walls, millwork with solid surface countertops, underground power / data in select rooms highlight just a few of the upgraded improvements.

UTILITIES AND BUILDING SYSTEMS

- The Building is served by *PPL Electric Utilities* and features a dual cable, 12,470 volt underground conduit enclosed in concrete with service from two (2) substations (Bear Creek and Pine Ridge) by two (2) separate 68 KV lines with the ability to switch in less than three seconds. The available space shall be served by a 480/277 volts, 600 amp electrical service.
- Telecommunication service to the building includes fiber and copper and is provided by Verizon, Level 3 and Frontier Communications. All three bring fiber into the first floor utility room of the Existing Building.
- The lighting throughout the available space is a combination of recessed flat panel LED fixtures and pendant / indirect LED fixtures in the open areas
- HVAC in the available space is provided via a combination of *Trane* constant volume roof top units serving a *Trane Varitrac* Change-Over Bypass VAV system and *Trane* VAV roof top units with electric reheats in perimeter VAV boxes.
- Building is fully sprinklered with an Ordinary Hazard Class III commodity wet pipe sprinkler system.
- All utilities are separately metered.

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

F:\Job\2289\mdc\dwg-spec\Marketing\MRKT-100 BALTIMORE DRIVE (032123).dwg LD





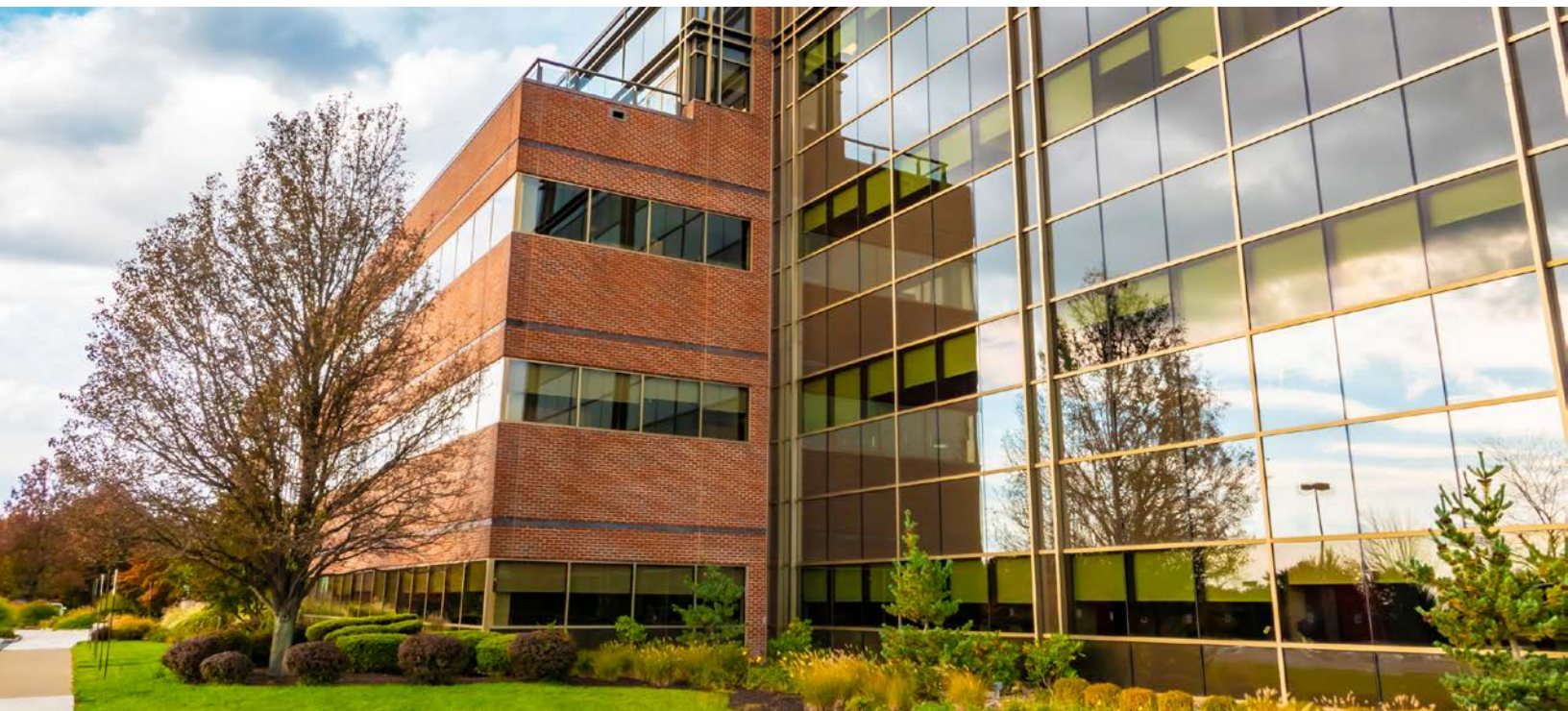
**FOR
LEASE**

23,277 SF

**100 BALTIMORE DRIVE
EAST MOUNTAIN CORPORATE CENTER
PLAINS TOWNSHIP (WILKES-BARRE), PA**

.....

**PHOTO
COLLAGE**



FOR LEASE

100 BALTIMORE DRIVE, WILKES-BARRE, PA

mericlereadytogo.com/100baltimore



FOR LEASE

100 BALTIMORE DRIVE, WILKES-BARRE, PA

mericlereadytogo.com/100baltimore



FOR LEASE

100 BALTIMORE DRIVE, WILKES-BARRE, PA

mericlereadytogo.com/100baltimore



FOR LEASE

100 BALTIMORE DRIVE, WILKES-BARRE, PA

mericlereadytogo.com/100baltimore



FOR LEASE

100 BALTIMORE DRIVE, WILKES-BARRE, PA

mercireadytogo.com/100baltimore



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.

BOB BESECKER, Vice President
bbesecker@mericle.com

JIM HILSHER, Vice President
jhilsher@mericle.com

BILL JONES, Vice President
bjones@mericle.com

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**

