



**FOR  
LEASE**

# 1,758 SF

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

.....

**OFFICE  
SPACE**

**TWO-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**

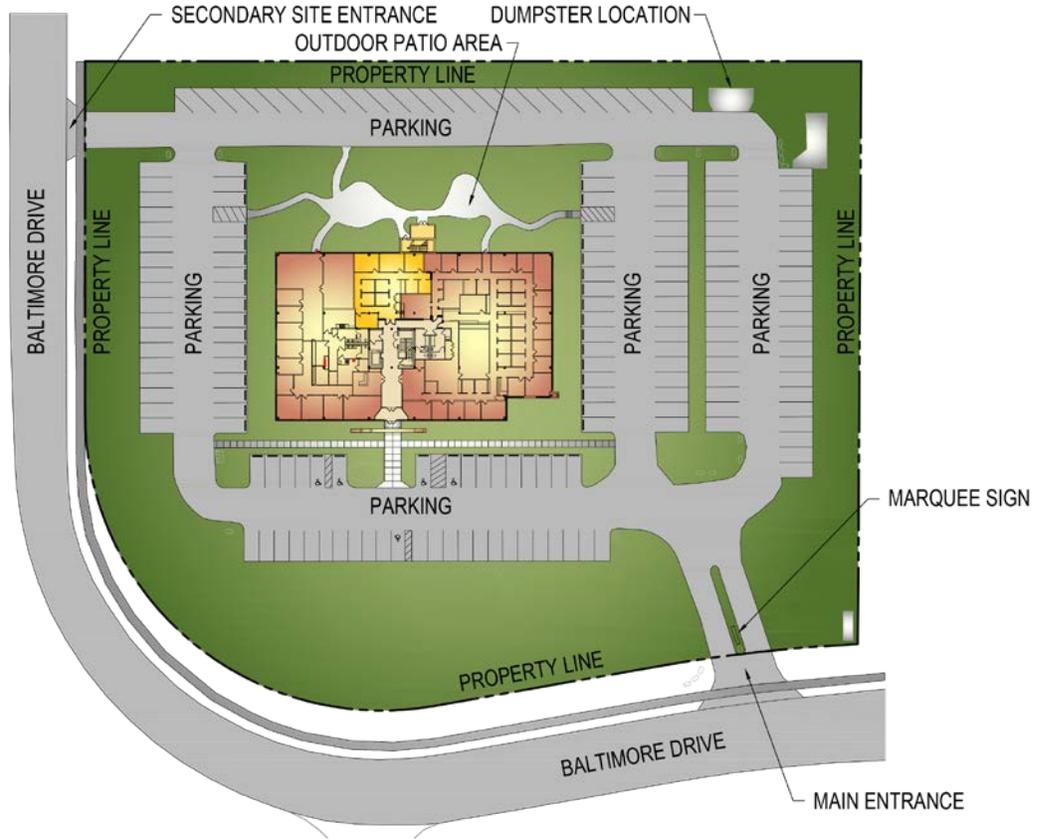
**mericle.com**  **570.823.1100**

 **MERICLE**  
COMMERCIAL REAL ESTATE SERVICES

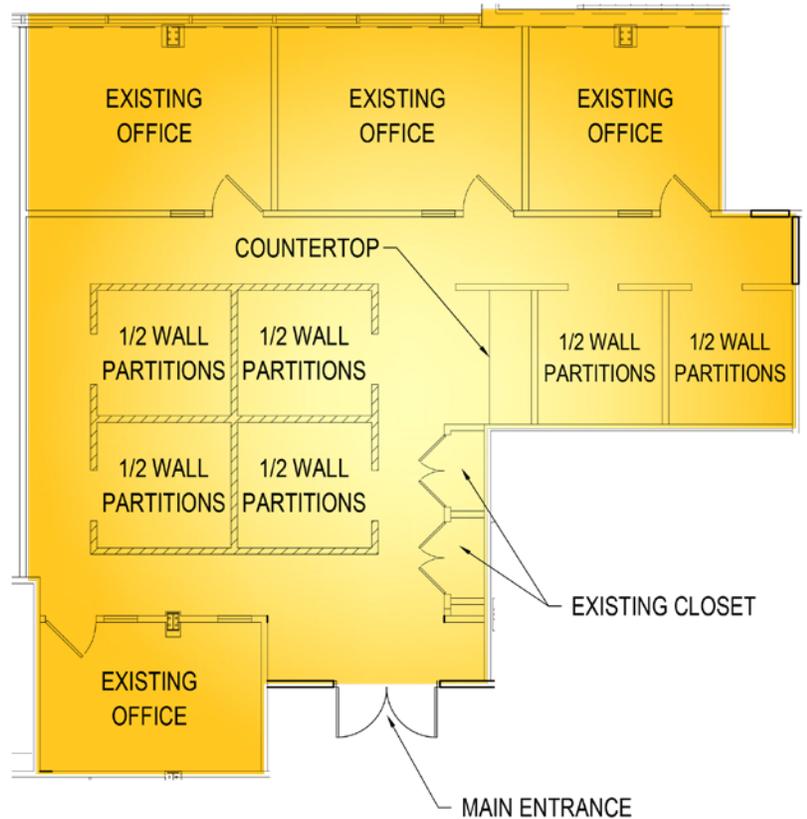
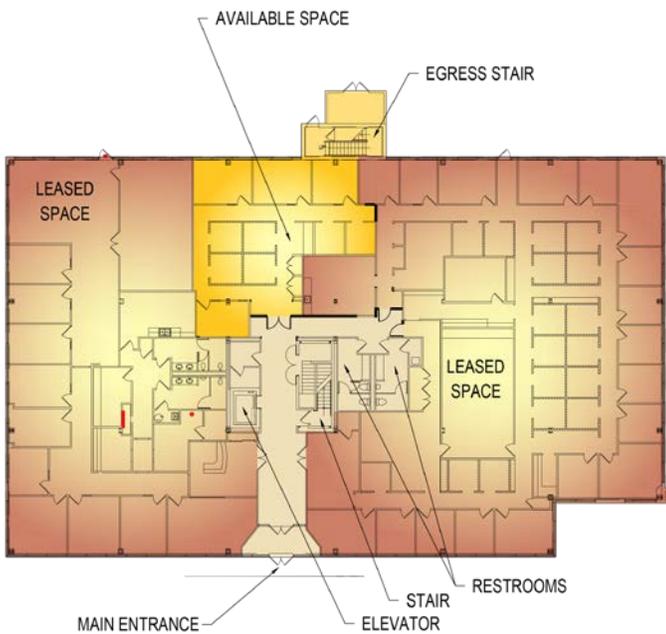
# PLANS

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

600 BALTIMORE DRIVE, WILKES-BARRE, PA

[mericleredytogo.com/600BaltimoreDrive](http://mericleredytogo.com/600BaltimoreDrive)

# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 1,758 SF on the first floor available within an existing two-story 31,359 SF office building.
- ▶ **ACRES:** 3.82 acres

## BUILDING CONSTRUCTION

- ▶ **BUILDING STRUCTURE:** Building structure is steel with 4" concrete floor slabs. The exterior wall finishes consists of a combination of brick masonry veneer and thermally-broken, aluminum frame, ribbon window and storefront window systems.
- ▶ **ROOF:** Fully-adhered EPDM roof with interior storm leaders.
- ▶ The available space has the Lessor's Premium Finishes.

## PARKING

- ▶ On-site parking for approximately (26) vehicles.

## UTILITIES

- ▶ **ELECTRIC:** Two (2), 100 Amps 120/208 Volts, 3-Phase.
- ▶ **TELECOM:** Fiber and Copper Telecommunications service in the Park are provided by Verizon, Level-3, Frontier Communications, Comcast, and Earthlink.
- ▶ **LIGHTING:** 2' x 4' lay-in fluorescent fixtures with parabolic lenses.
- ▶ **HVAC:** Individually controlled split HVAC system.
- ▶ **FIRE PROTECTION:** Building is fully sprinklered, Ordinary Hazard System.
- ▶ Provisions for domestic water and natural gas has been provided.
- ▶ All utilities are separately metered.

## SITE FEATURES

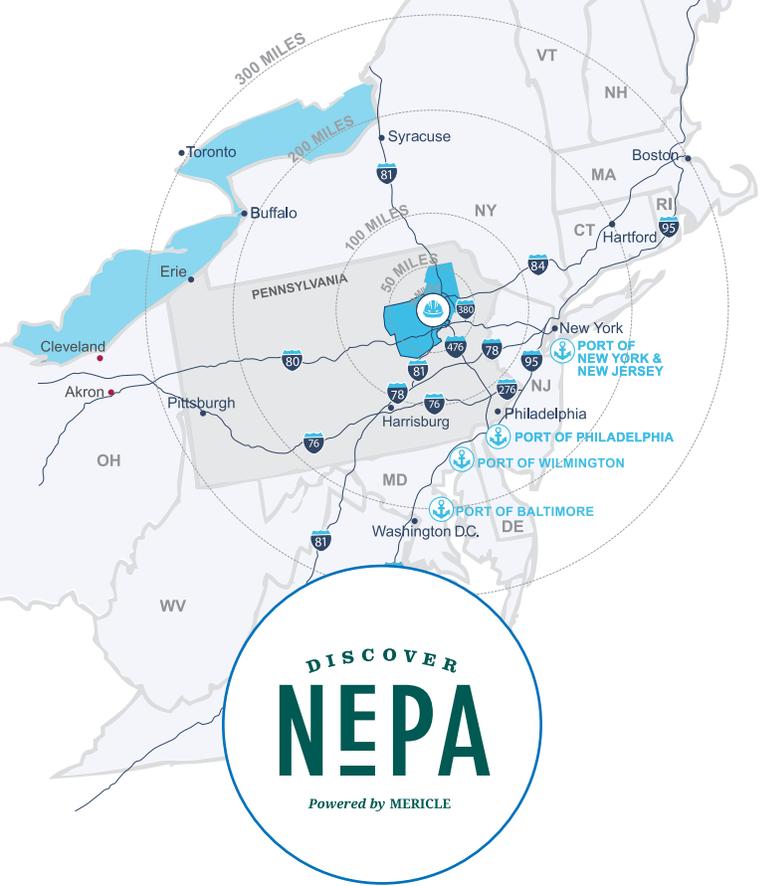
- ▶ Shared outdoor patio area.
- ▶ Water feature at building entrance.
- ▶ Professionally designed and maintained landscaping.
- ▶ Multi-tenant, marquee sign at site entrance.



FOR LEASE

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# 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

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.**



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  
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**JIM HILSHER**, Vice President  
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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.

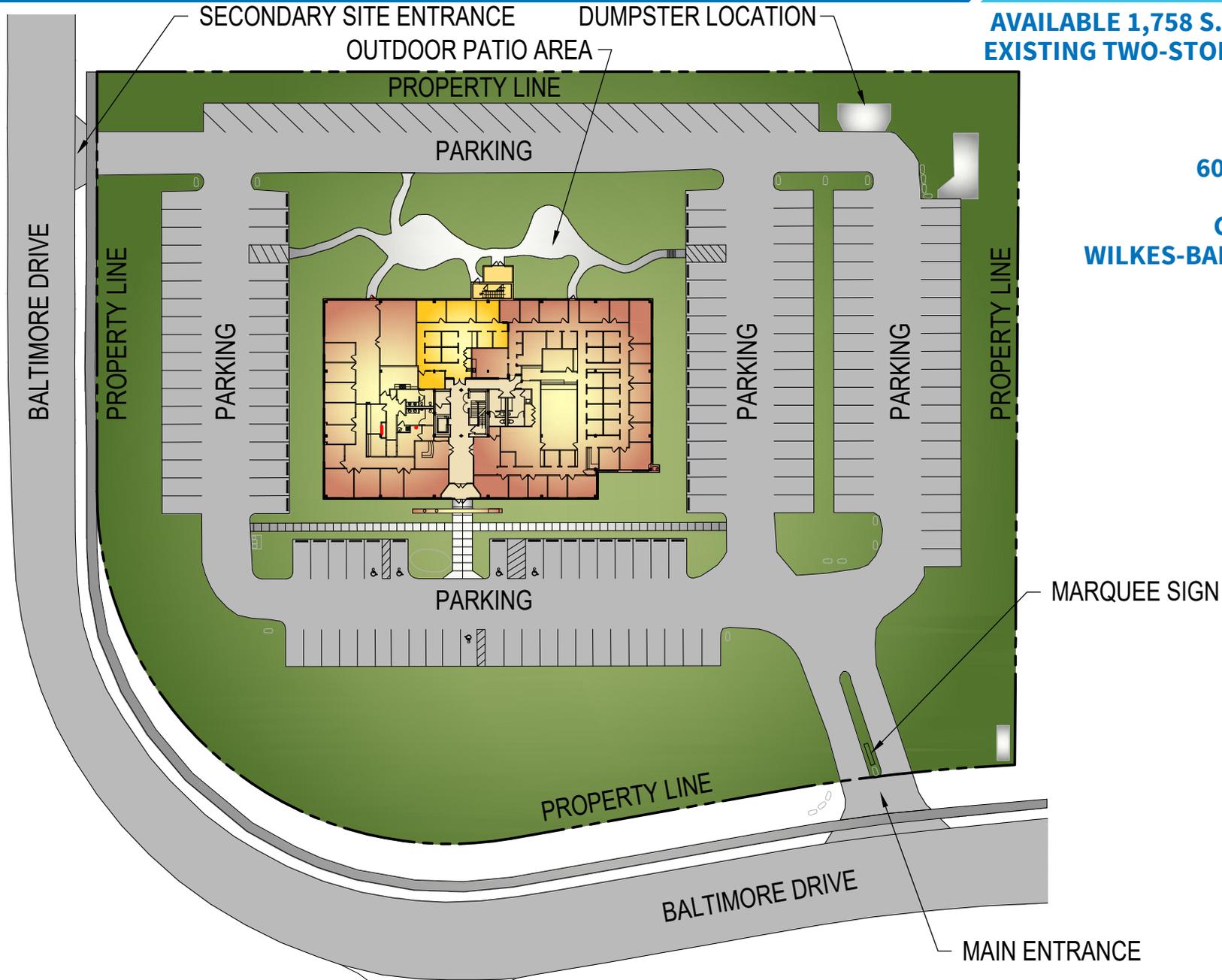
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# CONCEPTUAL SITE PLAN

AVAILABLE 1,758 S.F. SPACE WITHIN AN EXISTING TWO-STORY OFFICE BUILDING

**PARCEL #28**  
**600 BALTIMORE DRIVE**  
**EAST MOUNTAIN**  
**CORPORATE CENTER**  
**WILKES-BARRE, PENNSYLVANIA**



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

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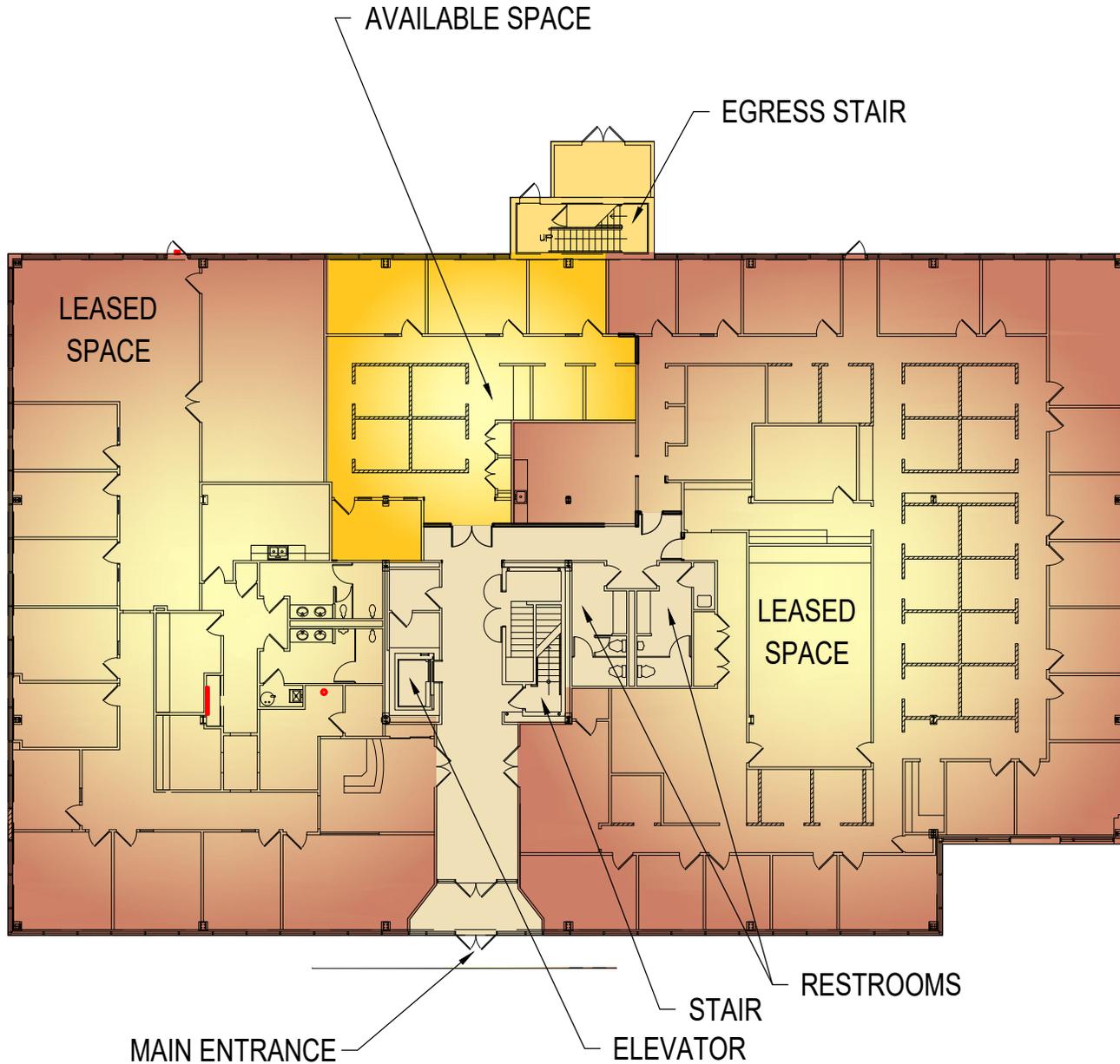
East Mountain Corporate Center  
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

# CONCEPTUAL FLOOR PLAN

AVAILABLE 1,758 S.F. SPACE WITHIN AN EXISTING TWO-STORY OFFICE BUILDING

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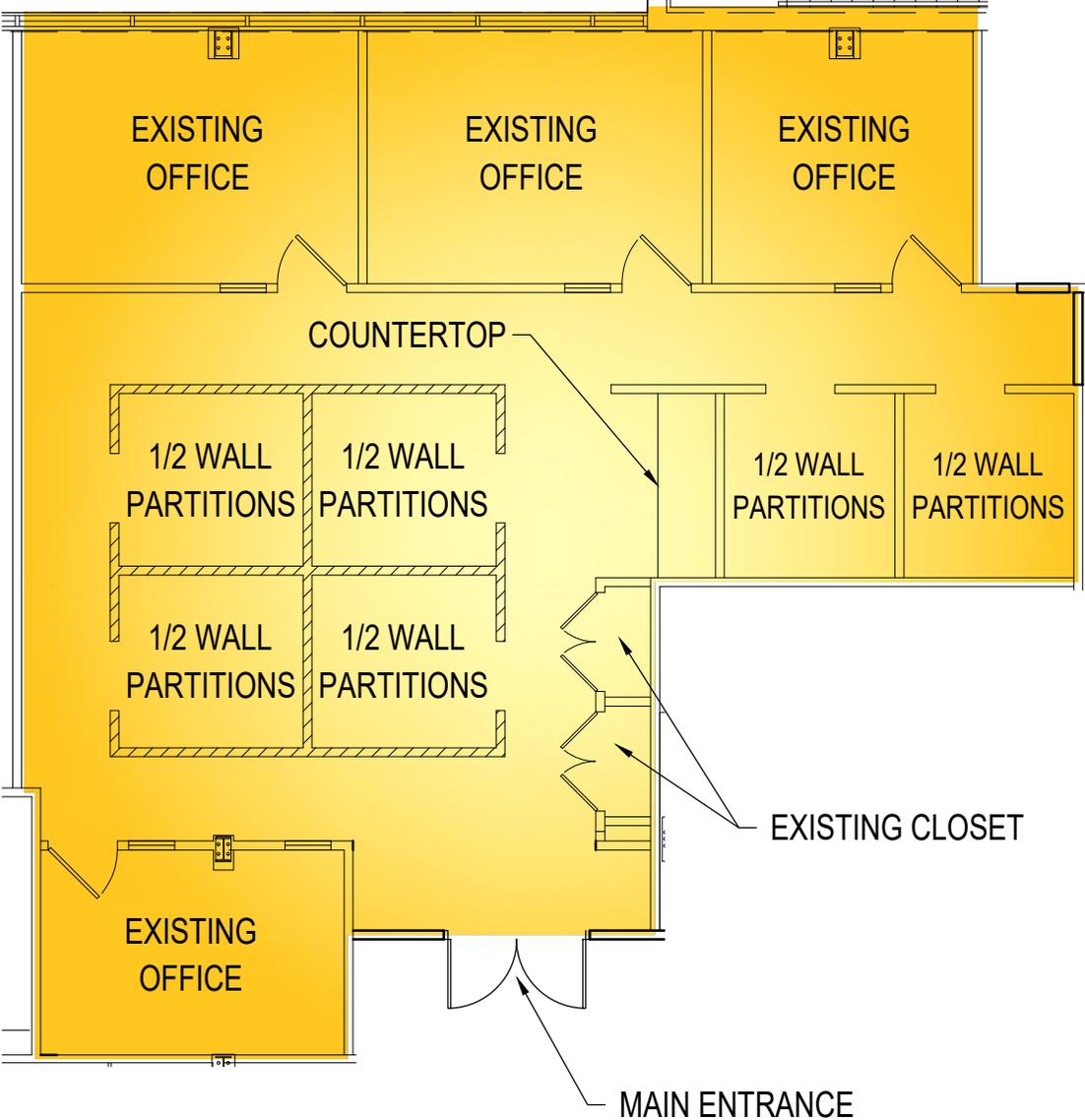
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# ENLARGED FLOOR PLAN

AVAILABLE 1,758 S.F. SPACE WITHIN AN EXISTING TWO-STORY OFFICE BUILDING

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