



FOR
LEASE

6,209 SF

190 WELLES STREET, SUITES 114 & 116
CROSS VALLEY WEST BUSINESS CENTER
FORTY FORT, PA

.....

OFFICE

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



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

mericle.com  570.823.1100



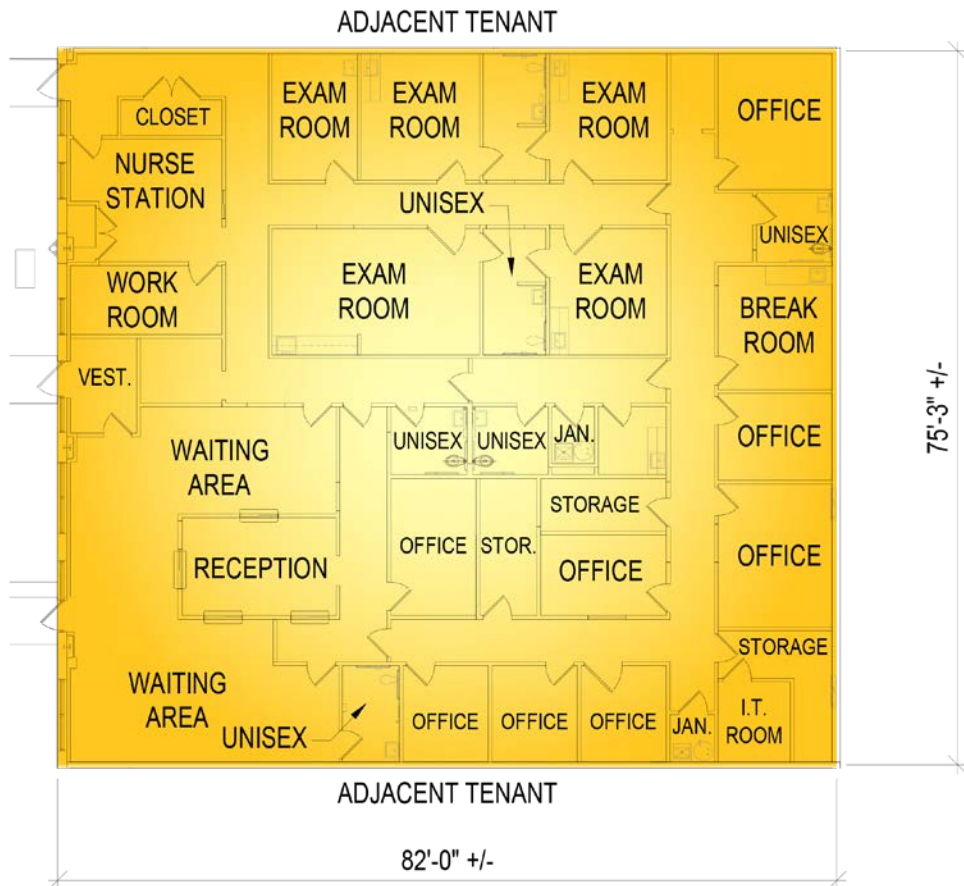
PLANS

SITE 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.



FLOOR PLAN



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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 6,209 SF office space within an existing 381,381 SF building.
- ▶ Available space is accessed by an existing entrance at grade.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** Mixture of carpeting and vinyl composition tile.
- ▶ **EXTERIOR WALLS:** Concrete masonry with an architecturally designed, exterior insulated finishing system, and thermally-broken, aluminum frame, insulated glass windows.
- ▶ **CEILING:** Acoustical suspended ceiling system at approximately 9'-0" above finish floor.

PARKING

- ▶ Ample parking.
- ▶ Asphalt paved parking lot with professionally maintained landscaping.

SITE FEATURES

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

UTILITIES

- ▶ **ELECTRICAL SERVICE:** 400 Amp, 480/277 Volt, 3-phase, electrical service.
- ▶ **LIGHTING:** 2 x 4 fluorescent troffer fixtures with prismatic and parabolic lenses.
- ▶ **HVAC:** Heating and cooling supplied by two (2) electric/gas roof top packaged units.
- ▶ **FIRE PROTECTION:** Light hazard, sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ Provisions for domestic water and natural gas shall be provided.



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 6,209 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.



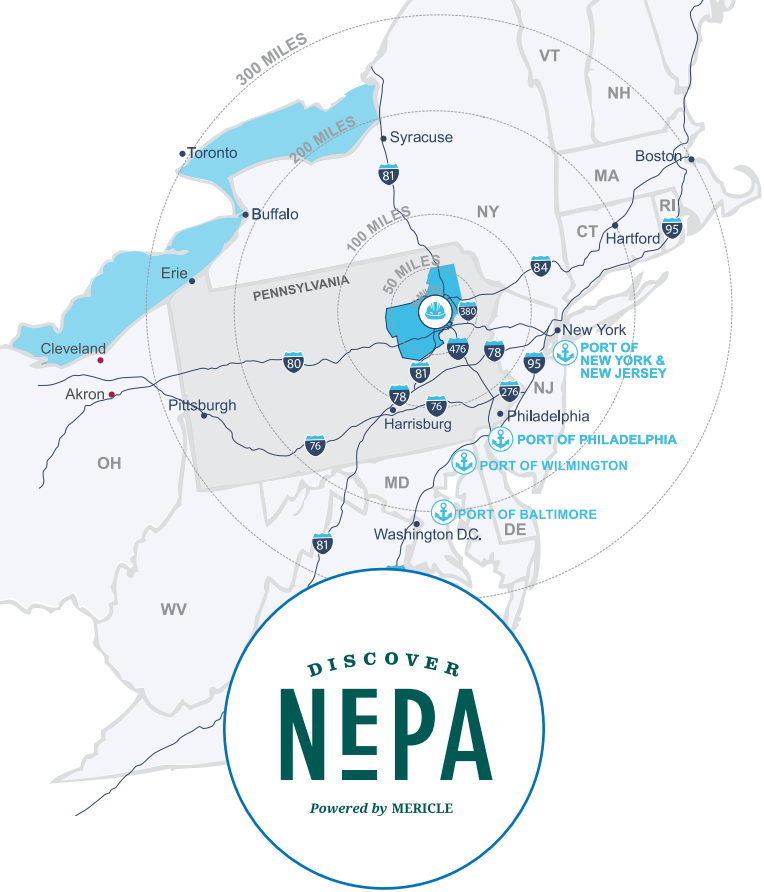
EASY ACCESS

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

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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



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

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