



**FOR
LEASE**

CLASS A OFFICE SPACE

VARIOUS OFFICE/RETAIL SPACES WITHIN A 30,891 SF MULTI-TENANT BUILDING

**100 KEYSTONE AVENUE
CENTERPOINT COMMERCE & TRADE PARK EAST
JENKINS TOWNSHIP, PITTSBURGH, PA**

.....

OFFICE

**MULTI-YEAR, REAL
ESTATE TAX ABATEMENT
ON IMPROVEMENTS**



**THIS TWO-STORY OFFICE BUILDING IS LOCATED ON THE MOST
VISIBLE PARCEL IN NORTHEASTERN PENNSYLVANIA.**

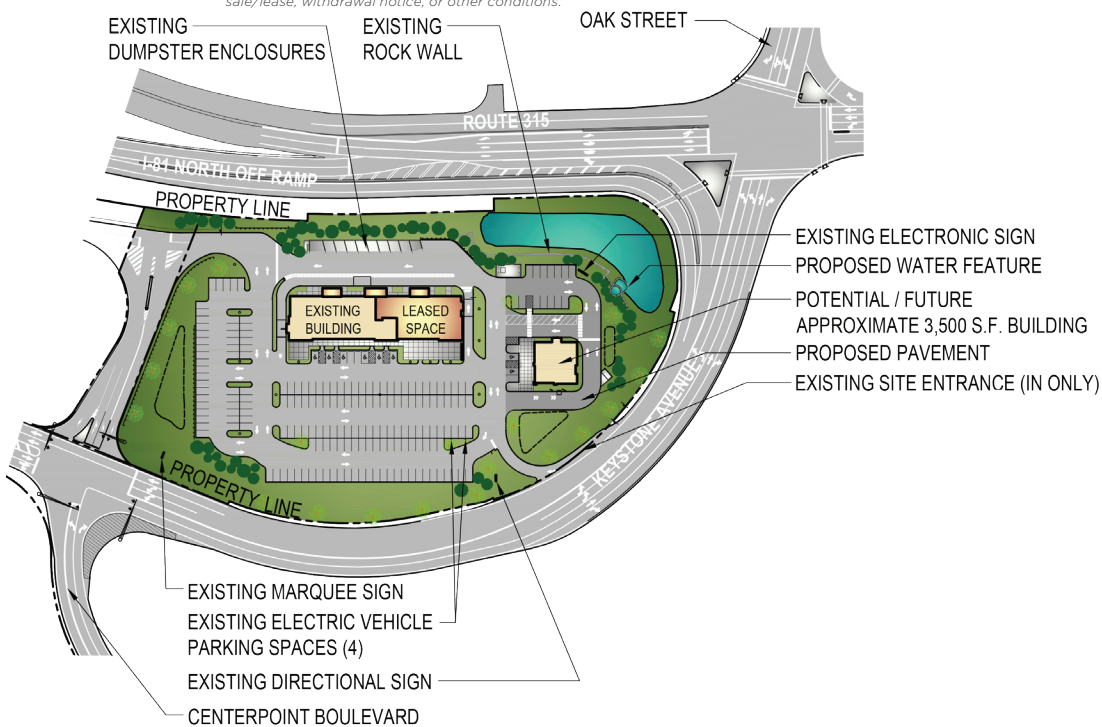
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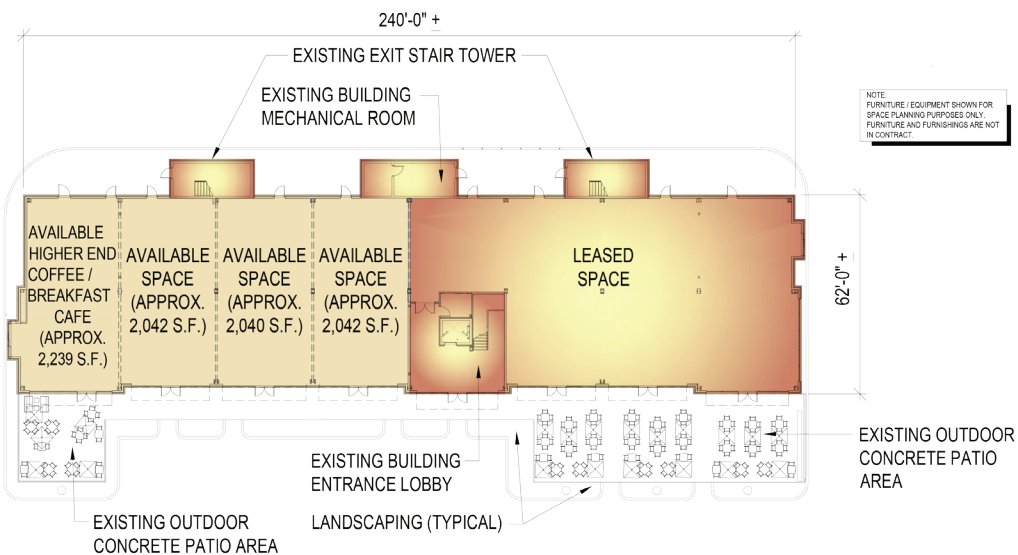
PLANS

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.

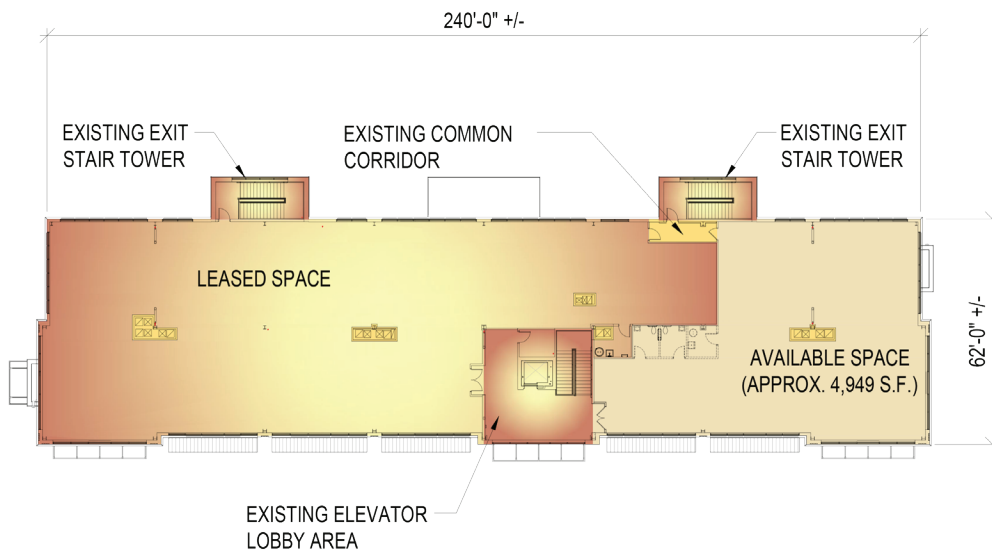
SITE PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN



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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** Various SF office/retail spaces within an existing 30,891 SF two-story, multi-tenant Class A Office/Retail building.
- ▶ A potential/future on-site building is proposed containing approx. 3,500 SF.
- ▶ **ACREAGE:** 7.98 acres.

BUILDING CONSTRUCTION

- ▶ **FLOOR:** Minimum 4" thick concrete first floor slab and a 5" thick concrete second floor.
- ▶ **ROOF:** Combination of a fully adhered EPDM roofing system and a standing metal seam roofing system.
- ▶ **EXTERIOR WALLS:** Steel structure by *Butler Manufacturing*. Exterior walls are designed with a combination of brick masonry veneer and thermally-broken, aluminum frame windows and tinted storefront window systems, and architectural features such as precast sills, aluminum canopies with standing seam roofs, and exterior insulated finish system cornices with custom profiles.
- ▶ **FIRST FLOOR SPACE:** Spaces available on the first floor in various sizes ranging from a minimum of approx. 2,042 SF to a maximum of approx. 8,367 SF. A select space has an existing drive-thru/pick up window access and an existing outdoor concrete patio seating area. Spaces can be combined for a larger retail user.
- ▶ **SECOND FLOOR SPACE:** The second floor space totals 4,949 SF with subdivision possible.
- ▶ Existing spaces are served by a main lobby area with premium finishes, open stairs, and an elevator.

UTILITIES

- ▶ **HVAC:** Individual or multiple, appropriately sized gas heat/electric cooling, constant volume *Trane* packaged rooftop units.
- ▶ **ELECTRICAL POWER:** Minimum 225 Amp, 480/277 Volt, 3-phase electrical service.
- ▶ **EXTERIOR LIGHTING:** LED pole-mounted fixtures and building-mounted LED accent lighting.
- ▶ **FIRE PROTECTION:** Wet pipe, Ordinary Hazard, Class II fire protection system.
- ▶ **UTILITIES:** All utilities shall be separately metered.

PARKING

- ▶ On-site parking for approx. (83) vehicles, including (4) designated spaces for electric vehicle charging.
- ▶ On-site outdoor storage area of approx. 1 acre.
- ▶ 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approx. 190' total loading court depth.
- ▶ Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas.

SITE FEATURES

- ▶ Professionally prepared & maintained landscaping.
- ▶ On-site, front enclosed dumpster/trash areas.
- ▶ Asphalt paving with directional striping, concrete curbed site perimeter, landscape islands, and site lighting.
- ▶ Professionally landscaped with a proposed water feature to be located at the main corner of the property.
- ▶ Two (2) multi-tenant, marquee signs are available on site for corporate/company branding.
- ▶ The signage program for the building shall allow for corporate/company branding visibility.

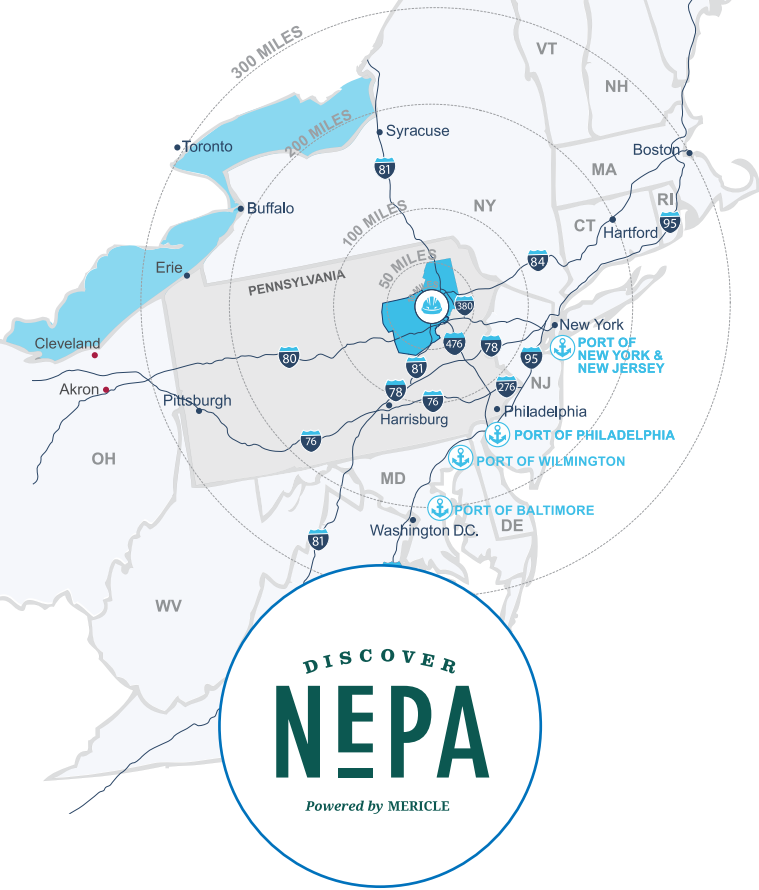
SAMPLE OFFICE SPACE



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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 “Pittston”) 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	8
Scranton, PA	11
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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