



**FOR
LEASE**

1,705 SF

**150 WELLES STREET
SUITE 400
FORTY FORT, PA 18704**

.....

OFFICE



MODERN OFFICE/MEDICAL SPACE JUST 1/4 MILE FROM SR 309!

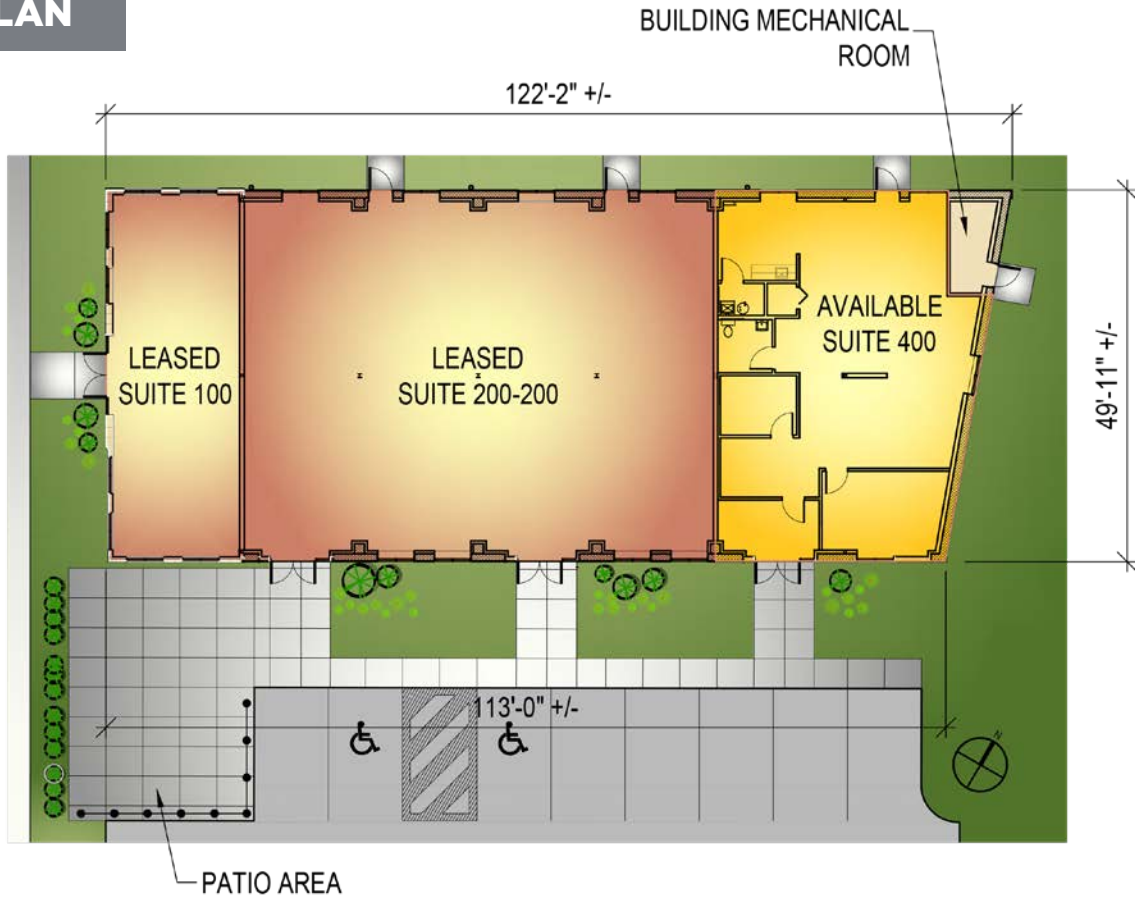
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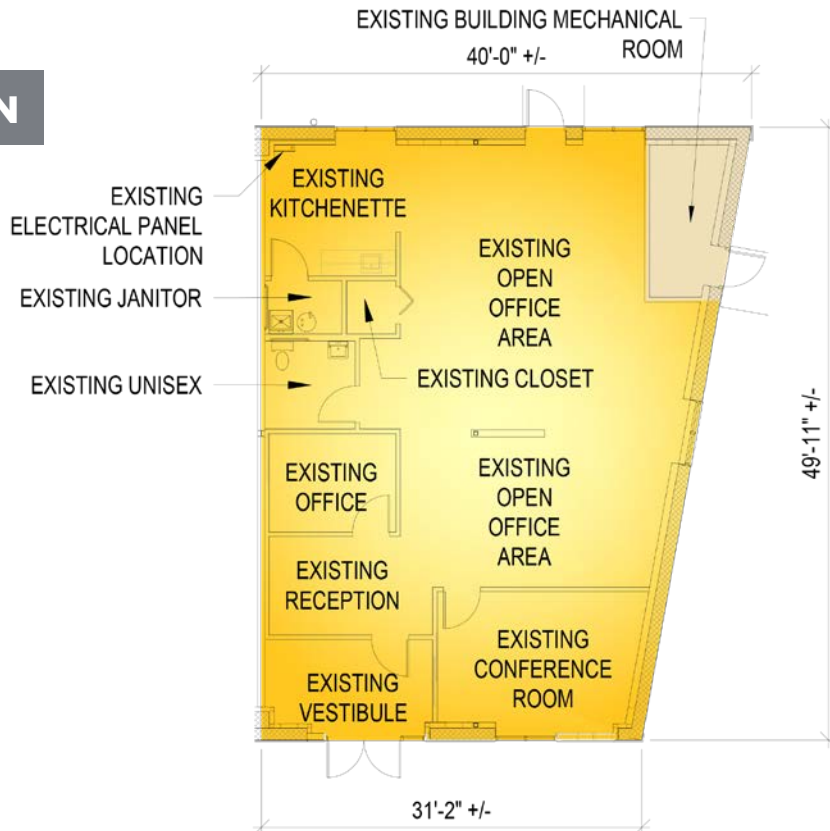
PLANS

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SITE PLAN



BUILDING PLAN



FOR LEASE

150 WELLES STREET, SUITE 400, FORTY FORT, PA

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SIZE

- ▶ **AVAILABLE SPACE:** 1,705 SF available within an existing 5,905 SF building.
- ▶ **SPACE DIMENSIONS:** 40'-0" (length) x 50'-0" (depth)

BUILDING IMPROVEMENTS

- ▶ Existing space is accessed by a covered entry at grade.
- ▶ Mostly open floor plan layout.
- ▶ Reception area.
- ▶ 1 conference room / 1 private office.
- ▶ Fully built-out as standard office.
- ▶ Corner space.
- ▶ Suite number to available space is above entrance door.
- ▶ The building exterior is a combination of stone veneer, concrete masonry units, E.I.F.S., and anodized bronze, aluminum frame windows and doors.
- ▶ Existing space has an existing 2' x 4' acoustical suspended ceiling system with a 2' x 2' look at 8'-8" above finish floor.
- ▶ Existing systems furniture may be available.

PARKING

On-site parking for approximately (8) vehicles.

UTILITIES

- ▶ **HEATING:** Heating and cooling supplied by an electric/gas packaged unit.
- ▶ **LIGHTING:** 2 x 4 fluorescent troffer fixtures with parabolic lenses.
- ▶ **ELECTRICAL POWER:** 225 Amp, 120/208 Volt, 3-phase, electrical service.
- ▶ Provisions for domestic water and natural gas are provided.
- ▶ All utilities are separately metered.

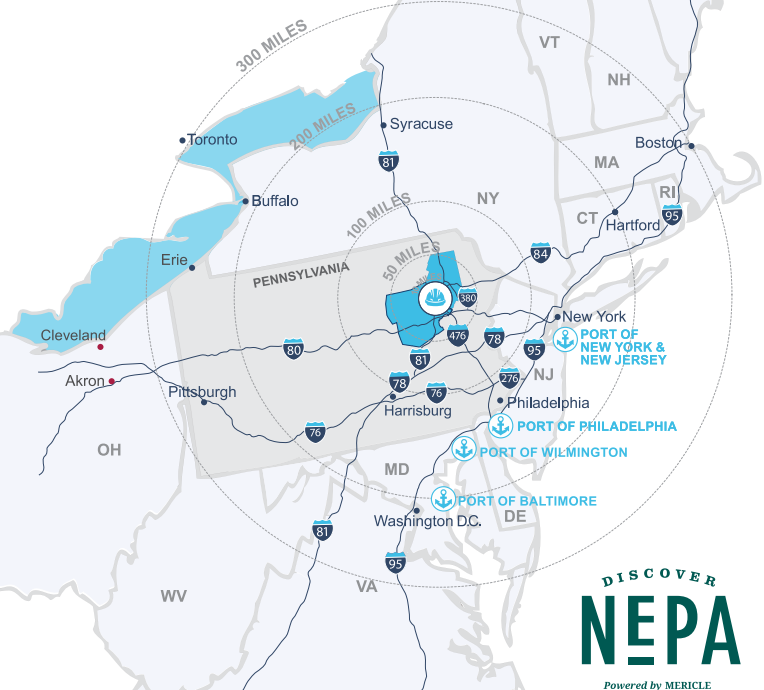
SITE FEATURES

- ▶ Professionally designed, and maintained landscaping.
- ▶ Outdoor patio area available.
- ▶ Marquee sign at site entrance.

HIGHLIGHTS

- ▶ Very easy to access. Just 1/4 mile from S.R. 309 with quick connection to I-81.
- ▶ Great labor draw area.
- ▶ High traffic area.
- ▶ 100% renovated a few years ago.
- ▶ Space is in excellent condition. Many healthcare providers in this immediate area.





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.

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CONCEPTUAL SITE PLAN

AVAILABLE 1,705 S.F. SPACE
WITHIN AN EXISTING 5,905 S.F. BUILDING

150 WELLES STREET
SUITE 400
FORTY FORT
PENNSYLVANIA



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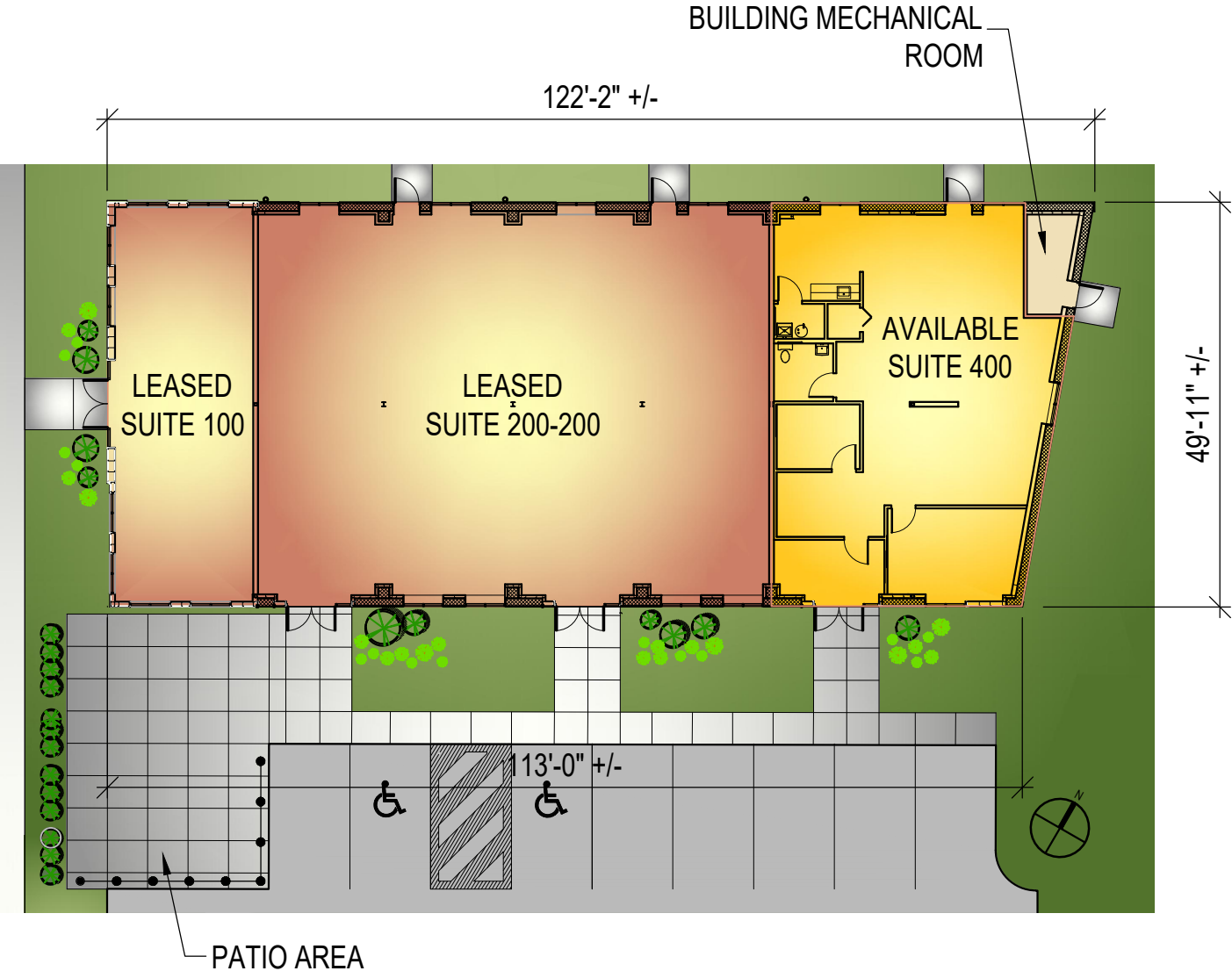
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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WE BUILD COMMUNITIES.

CONCEPTUAL BUILDING PLAN

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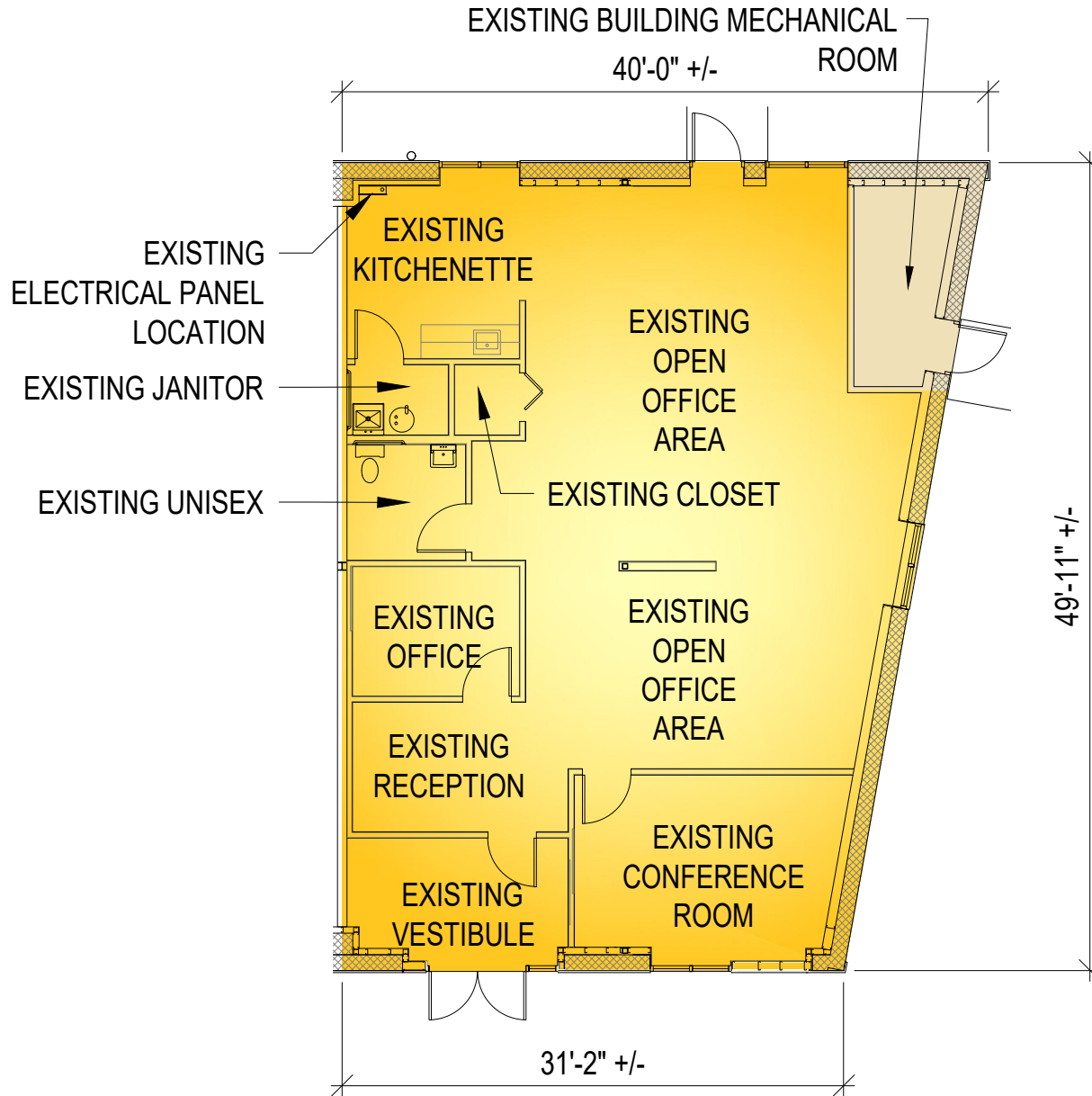
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CONCEPTUAL FLOOR PLAN

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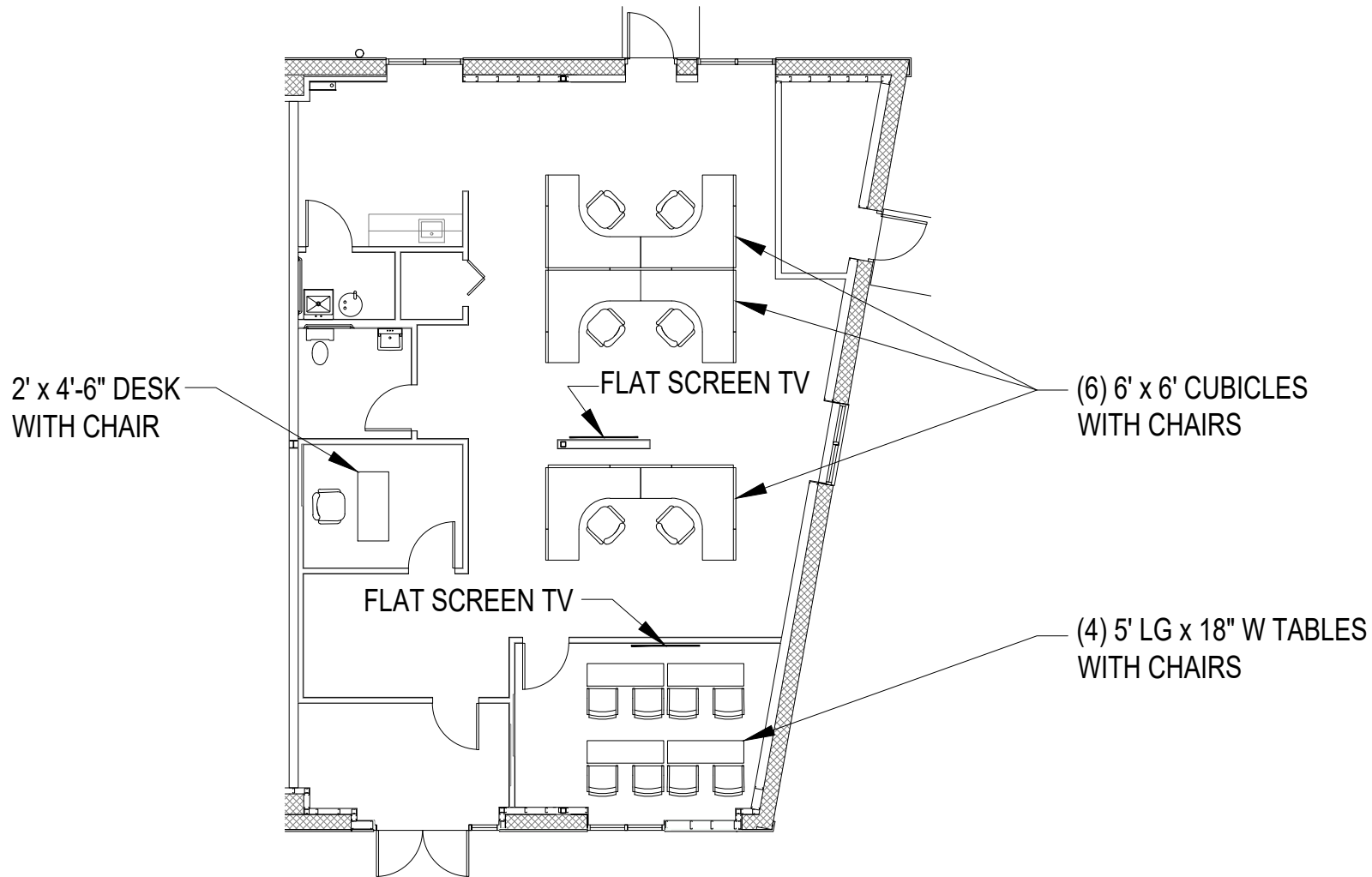
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CONCEPTUAL FURNITURE PLAN

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**PHOTO
COLLAGE**



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