



**FOR
LEASE**

12,376 SF

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

.....

OFFICE

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

GREAT LABOR DRAW AREA.



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

mericle.com | mericlereadytogo.com  570.823.1100



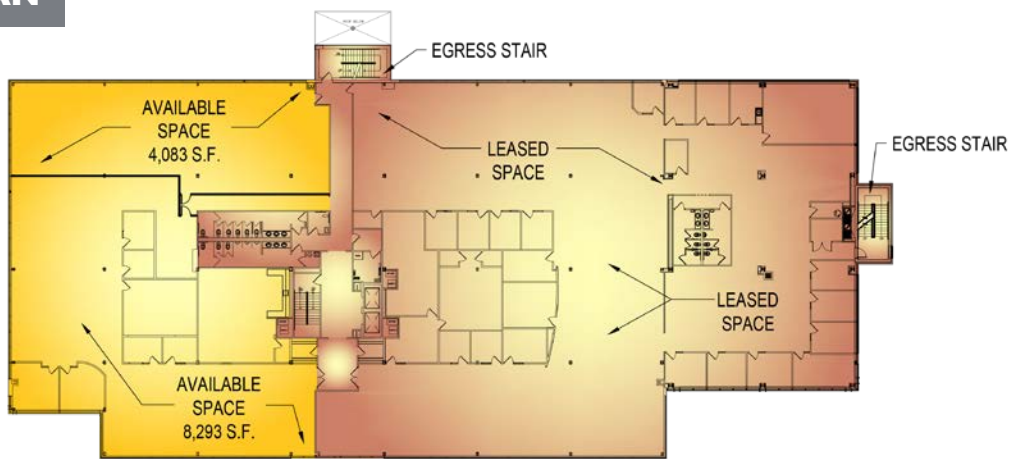
PLANS

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



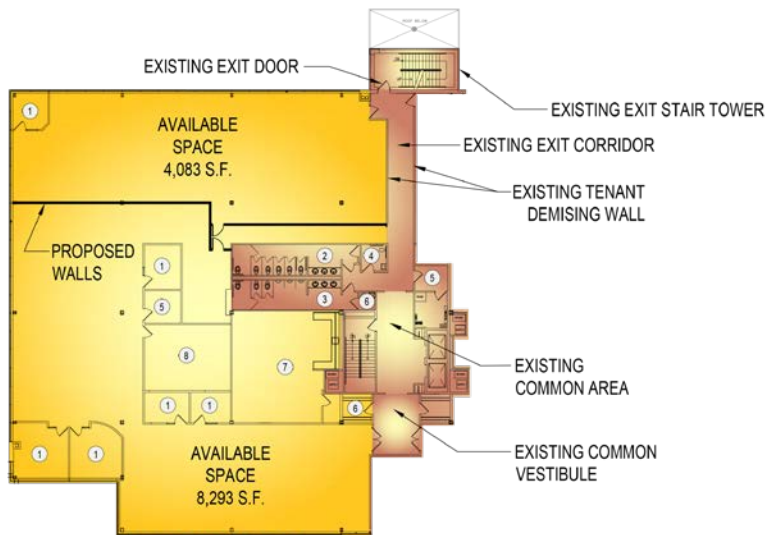
BUILDING PLAN



SECOND FLOOR PLAN

FLOOR PLAN

- ① OFFICE
- ② WOMEN'S ROOM
- ③ MEN'S ROOM
- ④ UNISEX RESTROOM
- ⑤ STORAGE
- ⑥ JANITOR CLOSET
- ⑦ BREAK ROOM
- ⑧ CONFERENCE ROOM



SECOND FLOOR PLAN

FOR LEASE

100 BALTIMORE DRIVE, WILKES-BARRE, PA

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SIZE

- ▶ Four-story Class A Office Building containing 126,413 SF.
- ▶ **AVAILABLE SPACE:** 12,376 SF located on the second floor with access through the recently renovated modern first floor main lobby area with dual elevators to the available space.
- ▶ The available space can be divided into two (2) separate spaces consisting of a 4,083 SF space and a 8,293 SF space.
- ▶ **ACRES:** Total site acreage consisting of 14.12 acres - Parcel A contains approximately 10.12 acres and Parcel B contains approximately 4.00 acres.
- ▶ The available space includes premium finishes consisting of carpet tile, vinyl composition tile, porcelain/ceramic tile in the restrooms.
- ▶ Accent walls, millwork with solid surface countertops, highlight just a few of the upgraded improvements.

BUILDING CONSTRUCTION

- ▶ The building structure is a steel structure by *Butler Manufacturing* and contains 4" concrete floor slabs on each floor.
- ▶ **ROOF:** Combination of fully-adhered EPDM roof with interior storm leaders and *Butler Manufacturing* MR-24 standing seam roof.
- ▶ **EXTERIOR WALLS:** 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.

UTILITIES

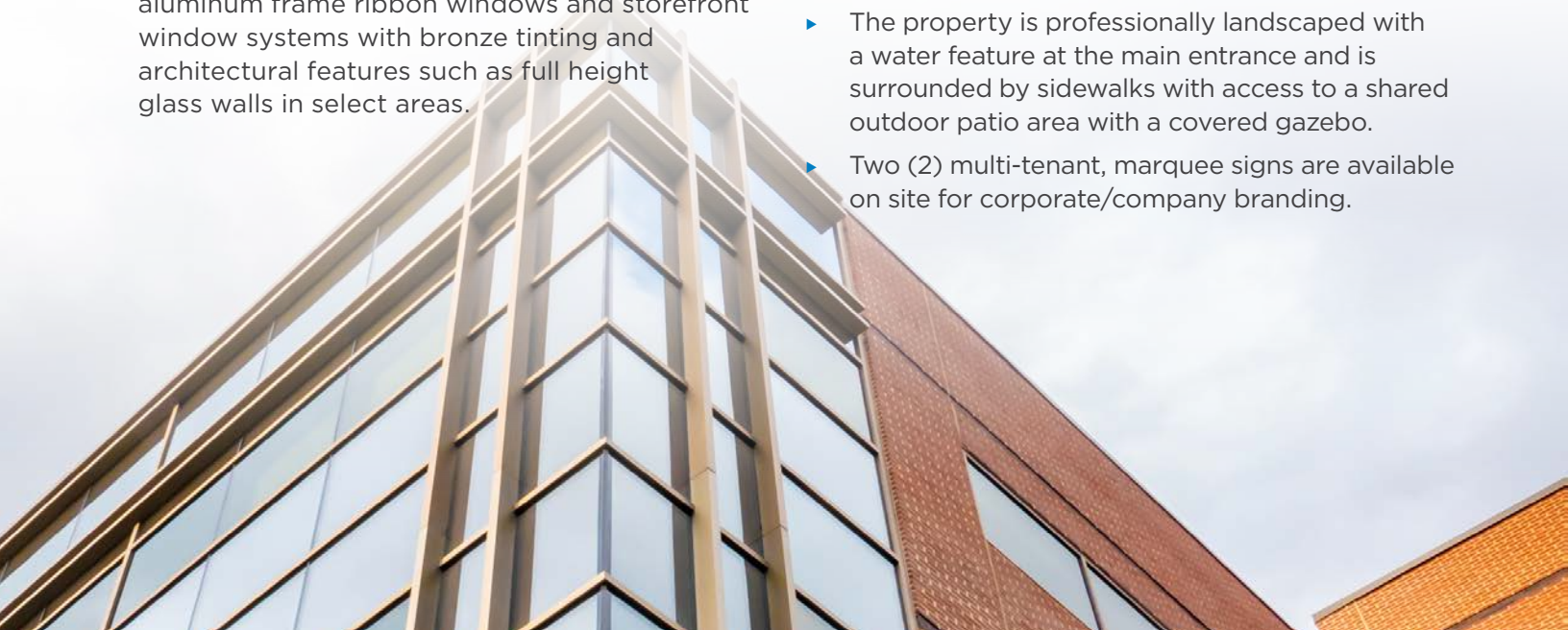
- ▶ **HVAC:** A combination of *Trane* constant volume roof top units serving a *Trane Varitrac* Change-Over Bypass VAV system.
- ▶ **LIGHTING:** A combination of recessed flat panel LED fixtures and pendant/indirect LED fixtures in the open areas.
- ▶ **POWER:** The Building is served by *PPL Electric 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.
- ▶ **FIRE PROTECTION:** Building is fully sprinklered with an Ordinary Hazard Class III commodity wet pipe sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.

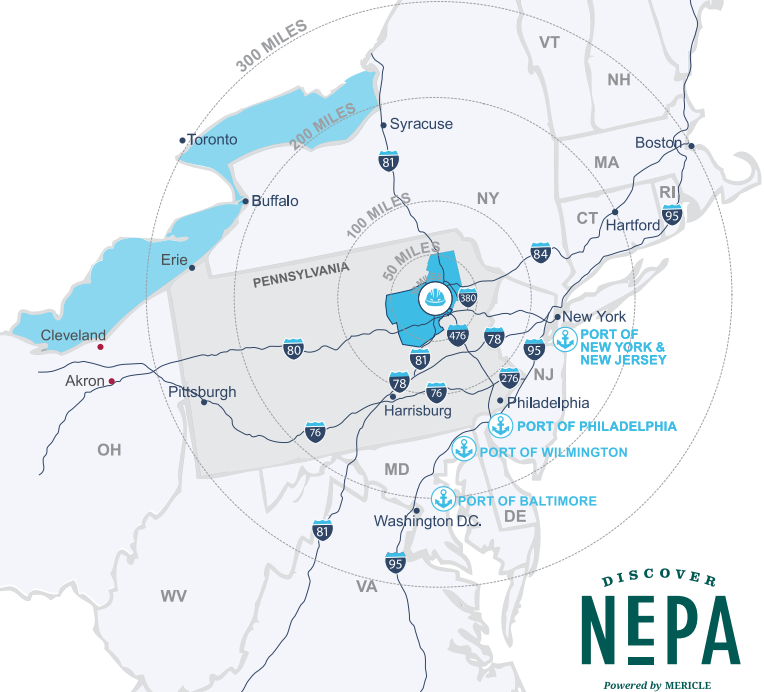
PARKING

- ▶ On-site parking for a total of approx. (566) parking spaces with approx. (88) vehicle spaces dedicated to the available second floor areas.

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.





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!

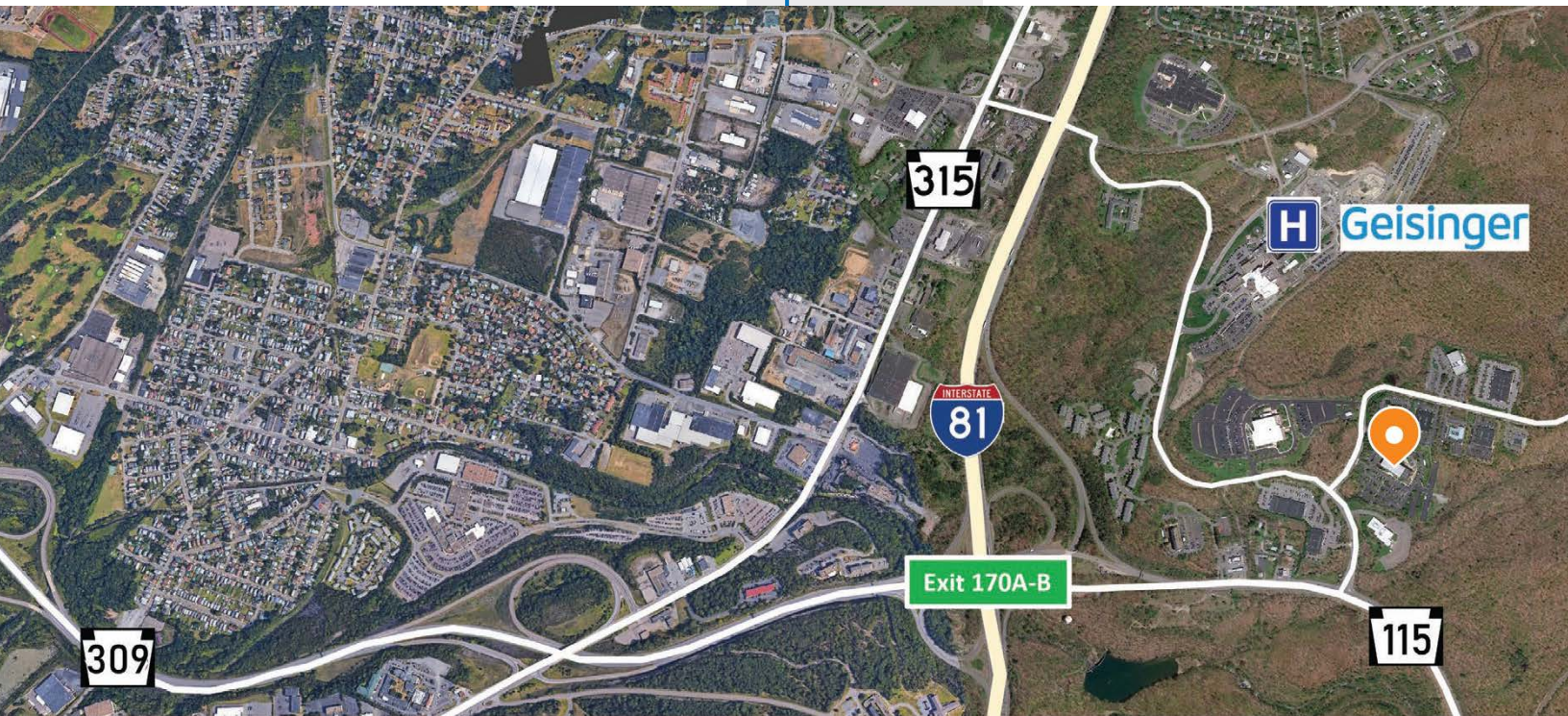
Mericle is Northeastern Pennsylvania proud.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



TRAVEL DISTANCES

CITY	MI AWAY
Downtown Wilkes-Barre, PA	5
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.

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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.

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CONCEPTUAL SITE PLAN

**AVAILABLE 12,376 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	88
ACREAGE (PARCEL A)	10.12
ACREAGE (PARCEL B)	4.00

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Q:\Shared\Properties\EMCC\100 Baltimore (29) (J2289)\Base Bldg. (J2289)\Project\DBS\Mktg\MRKT-100 BALTIMORE DRIVE - 2ND FLOOR SPLIT OPTION 3 (030525).dwg MP

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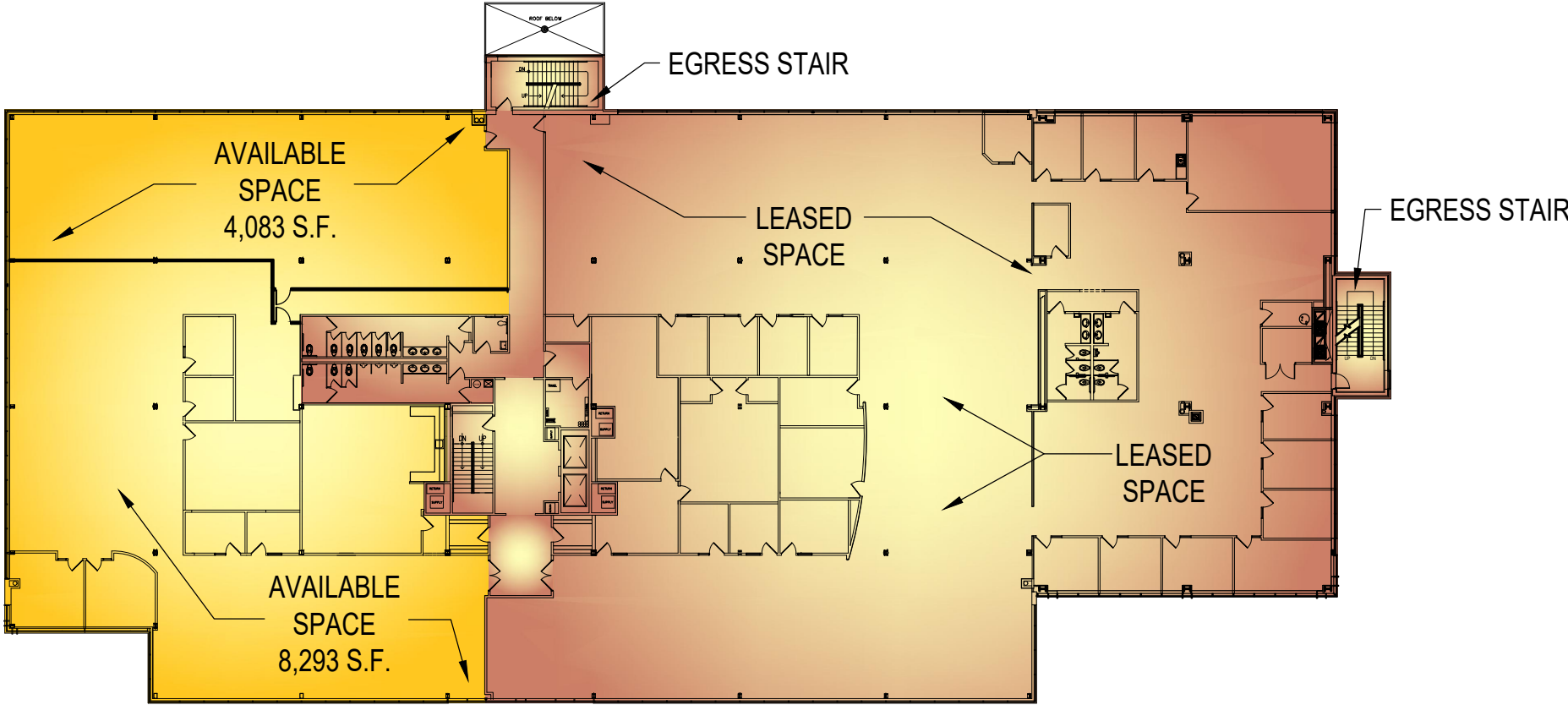
East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, PA 18702

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

CONCEPTUAL BUILDING PLAN

AVAILABLE 12,376 S.F. SPACE
WITHIN AN EXISTING 126,413 S.F. BUILDING

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SECOND FLOOR PLAN

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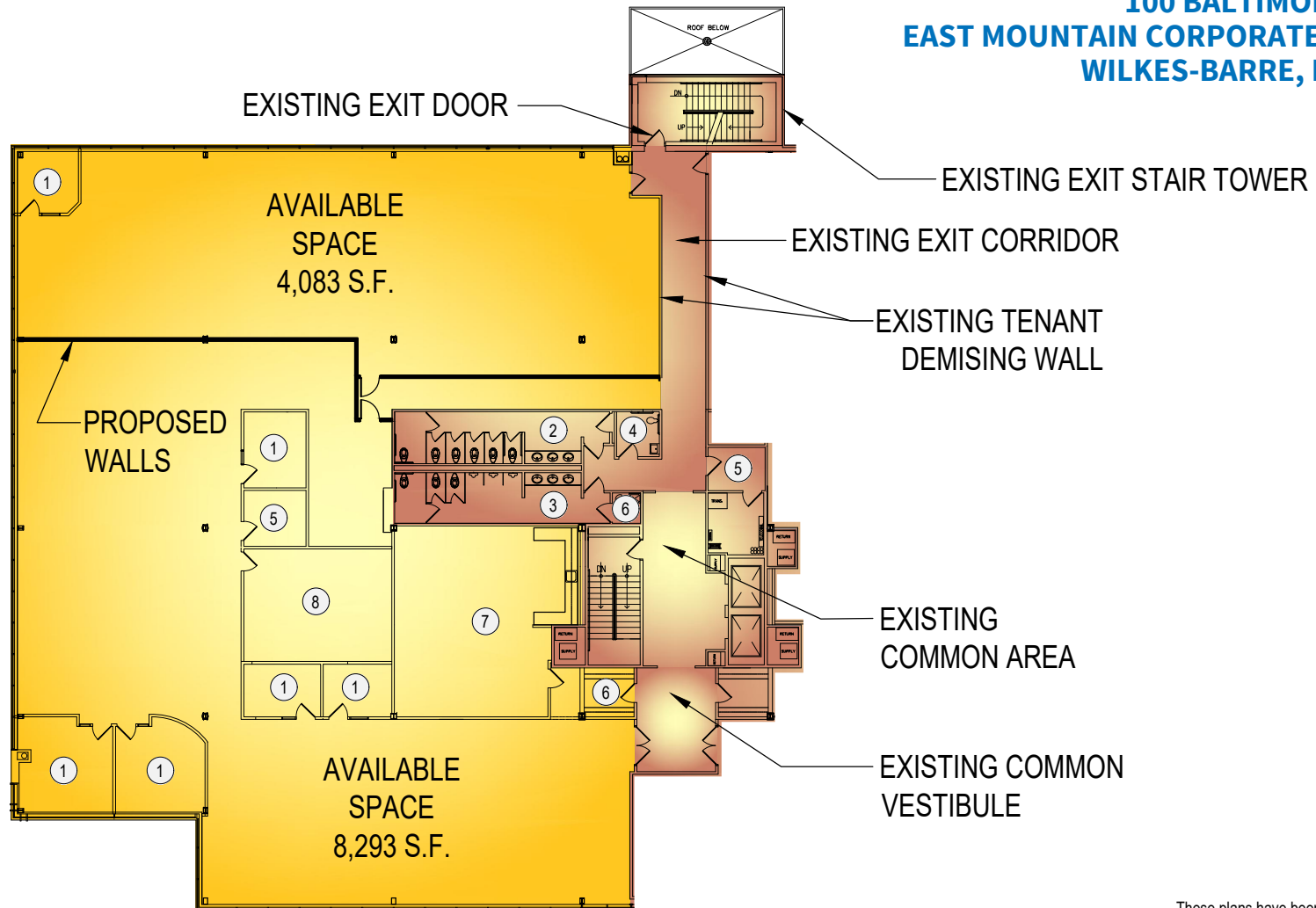
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SITE IMPROVEMENTS

- 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-six (566) parking spaces with approximately eighty-eight (88) vehicle spaces dedicated to the available second floor areas
- 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

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- 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 combination of fully-adhered EPDM roof with interior storm leaders and *Butler Manufacturing* MR-24 standing seam roof
- The available space includes premium finishes consisting of carpet tile, vinyl composition tile, porcelain / ceramic tile in the Restrooms
Accent walls, millwork with solid surface countertops, 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
- Building is fully sprinklered with an Ordinary Hazard Class III commodity wet pipe sprinkler system
- All utilities are separately metered

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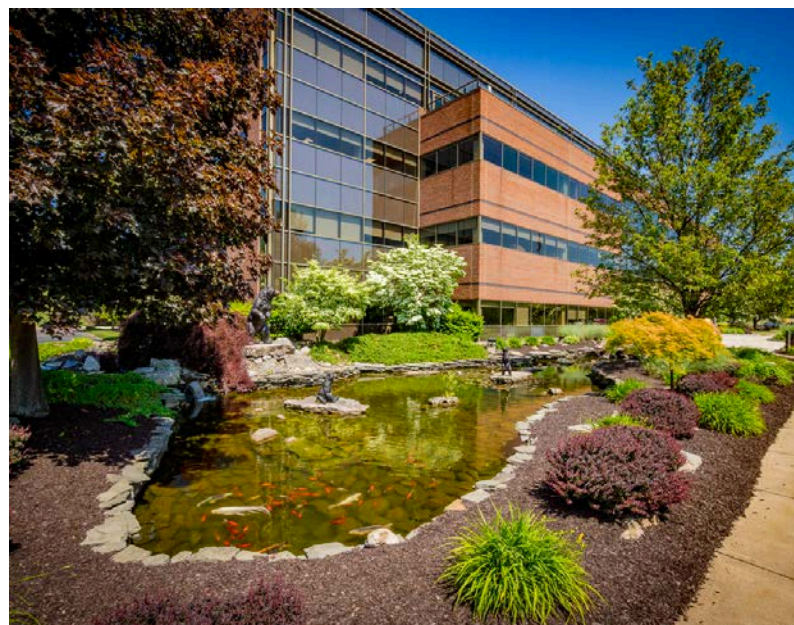
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**PHOTO
COLLAGE**



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