



**FOR
LEASE**

10,128 SF

**180-190 WELLES STREET, SUITE 106
CROSS VALLEY WEST PROFESSIONAL BUILDING
FORTY FORT, PA**

.....

OFFICE

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

IMMEDIATE ACCESS TO
CROSS VALLEY EXPRESSWAY.



MEDICAL SPACE JUST 1/4 MILE FROM S.R. 309

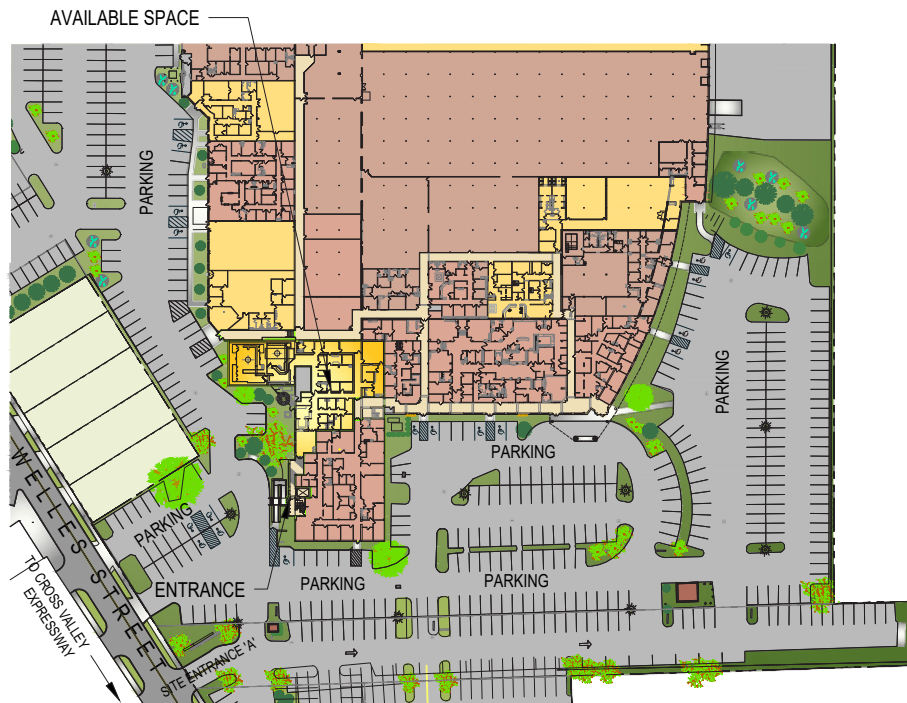
mericle.com  **570.823.1100**



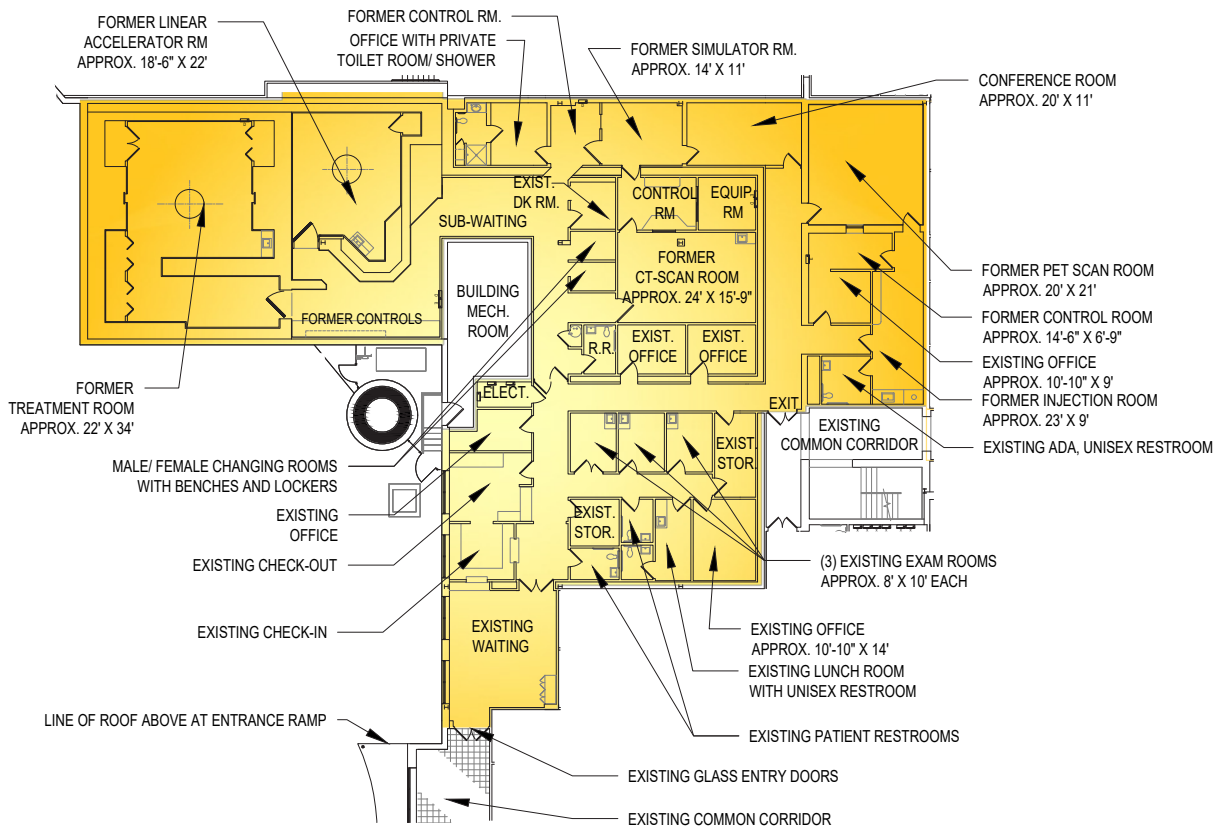
PLANS

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



FOR LEASE

180-190 WELLES STREET, SUITE 106, FORTY FORT, PA

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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 3,152 SF to 10,128 SF available in a 381,881 SF building.
- ▶ Space is accessed by an existing, covered stair with accessible ramp and automatic door opener.

BUILDING CONSTRUCTION

- ▶ **ROOF:** MR-24 standing seam roof system with insulation.
- ▶ **EXTERIOR WALLS:** Combination of brick masonry, exterior insulated finishing system, and thermally-broken, aluminum frame, insulated glass, windows.
- ▶ **CEILING:** Existing acoustical suspended ceiling system at typically 9'-0" above finish floor, typical. Areas of with taller ceilings are noted on the drawings..
- ▶ **WAITING AND RECEPTION AREAS:** Custom cabinetry, full glass entry doors, and upgraded ceiling tiles.
- ▶ **FINISHES:** The available space contains a mixture of finishes, including carpeting, vinyl composition tile, and wallpaper.

PARKING

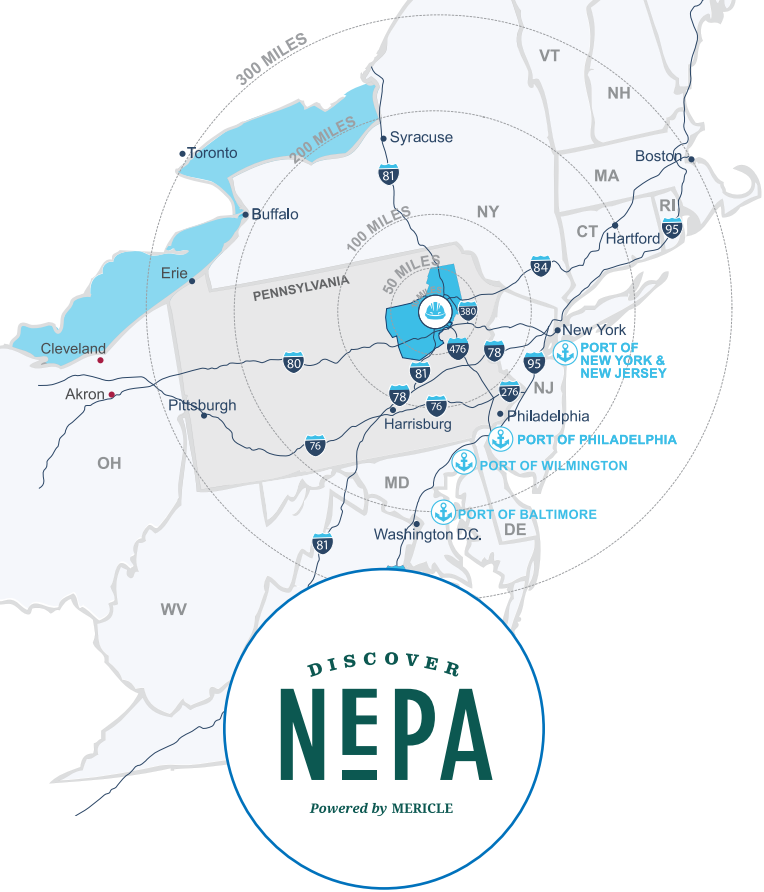
- ▶ Ample on-site parking.
- ▶ Asphalt paved parking lot with professionally maintained landscaping.

UTILITIES

- ▶ **HVAC:** Heating, cooling, and ventilation supplied by two (2) electric/gas roof top packaged units.
- ▶ **ELECTRICAL SERVICE:** 800 Amp 480/277 Volt 3-phase, electrical service with disconnects at former radiology rooms for equipment.
- ▶ **LIGHTING:** General lighting with 2 x 4 fluorescent troffer fixtures with prismatic lenses.
- ▶ **FIRE PROTECTION:** Existing, Light Hazard, sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ Provisions for domestic water and natural gas provided.

SITE FEATURES

- ▶ Sign locations available at street entrance monument sign, building exterior, and building interior.
- ▶ Lobby is naturally-lit with accent lights and marble floor tiles.
- ▶ Existing specialty equipment includes custom made cabinetry, a private restroom with shower, and existing radiation protection in former Radiation Therapy Areas.



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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