



**FOR
LEASE**

3,860 SF

**190 WELLES STREET, SUITE 112
CROSS VALLEY WEST BUSINESS CENTER
FORTY FORT, PA**

.....

OFFICE

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

**IMMEDIATE ACCESS TO THE
CROSS VALLEY EXPRESSWAY.**



IMMEDIATE ACCESS TO THE CROSS VALLEY EXPRESSWAY (S.R. 309)

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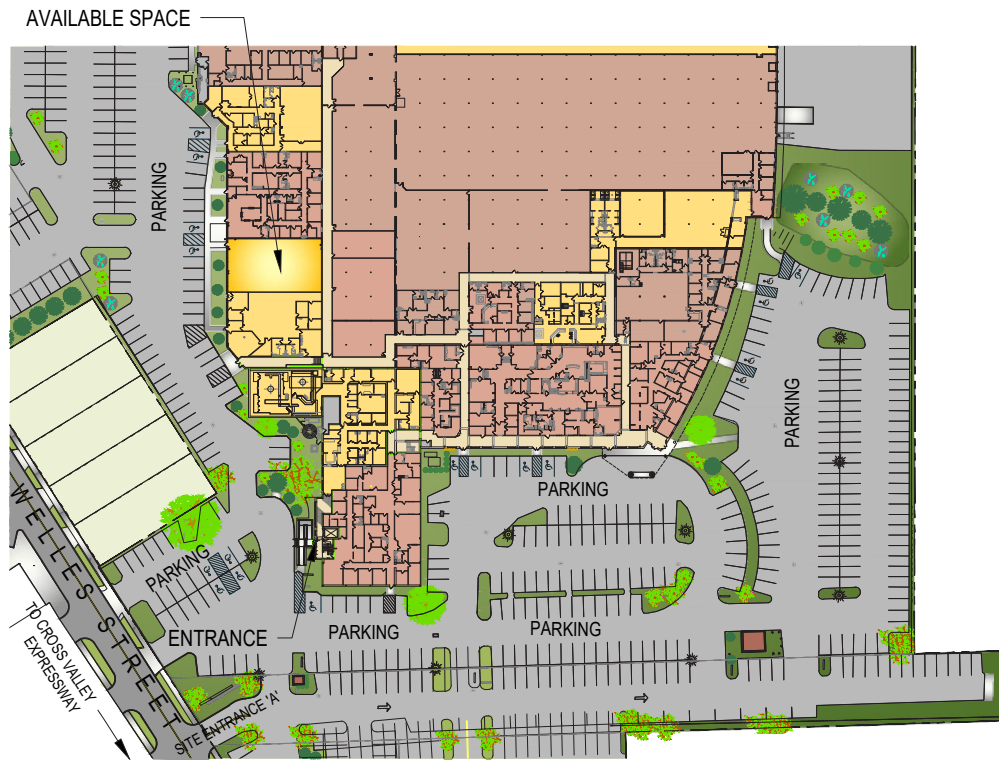
570.823.1100



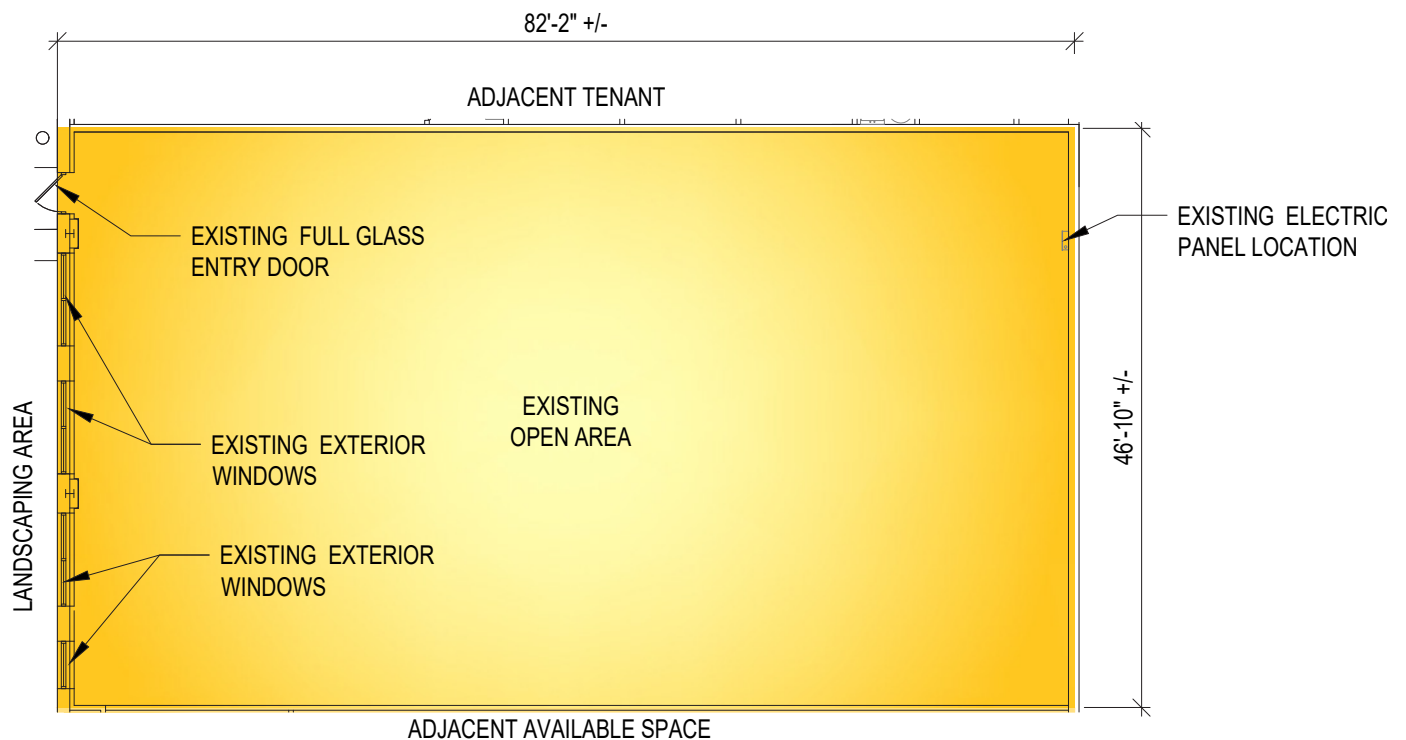
PLANS

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



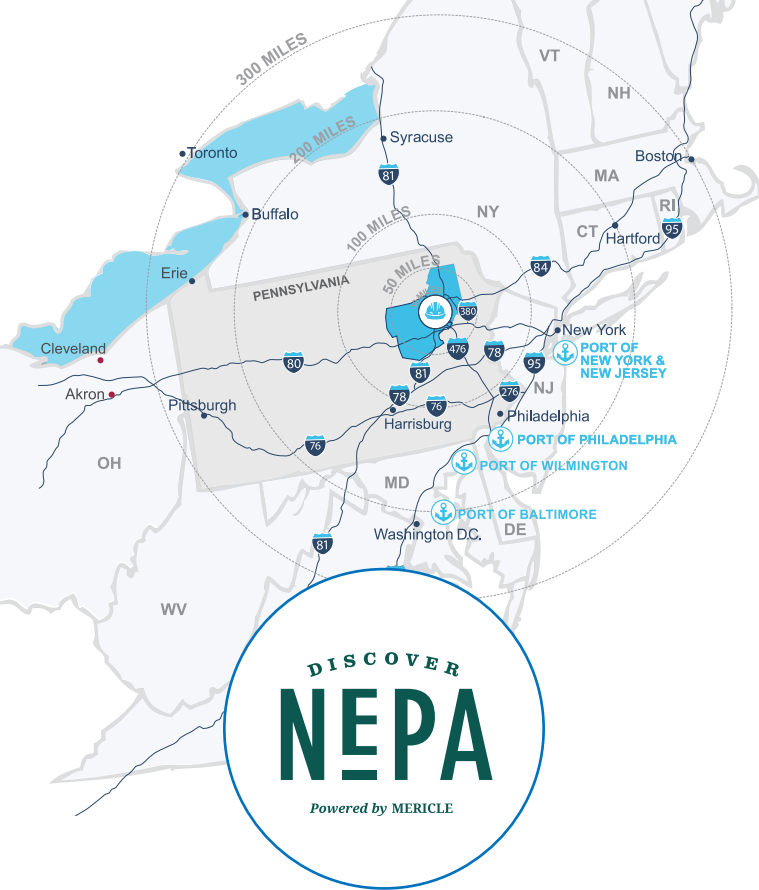
BUILDING PLAN



FOR LEASE

190 WELLES STREET, SUITE 112, FORTY FORT, PA

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DISCOVER
NEPA

Powered by MERICLE

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



LABOR DRAW

More than 685,000 people live within 30 miles, and more than 51 million people live within 200 miles of the Cross Valley West Professional Building.

This 3,860 square foot office space is centrally located within the Scranton/Wilkes-Barre labor market.



EASY ACCESS

The Cross Valley West Professional Building is located immediately off Exit 4 of the Cross Valley Expressway (Route 309) just three blocks from Route 11 (“The Ave”).



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.

BOB BESECKER, Vice President
bbesecker@mericle.com

JIM HILSHER, Vice President
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.

mericle.com  **570.823.1100**





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3,860 SF

**190 WELLES STREET
SUITE 112
FORTY FORT, PA 18704**

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**PHOTO
COLLAGE**



FOR LEASE

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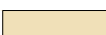

EXISTING SITE PLAN

AVAILABLE SPACE

AVAILABLE 3,860 SF FACILITY
WITHIN AN EXISTING 381,881 SF BUILDING

SUITE 112
190 WELLES STREET
CROSS VALLEY WEST
PROFESSIONAL BUILDING
FORTY-FORT, PA 18704



-  AVAILABLE SPACE
-  LEASED
-  COMMON SPACE
-  UTILITY SPACE

These plans have been prepared solely for
marketing purposes for the exclusive use of
-- Mericle Commercial Real Estate Services

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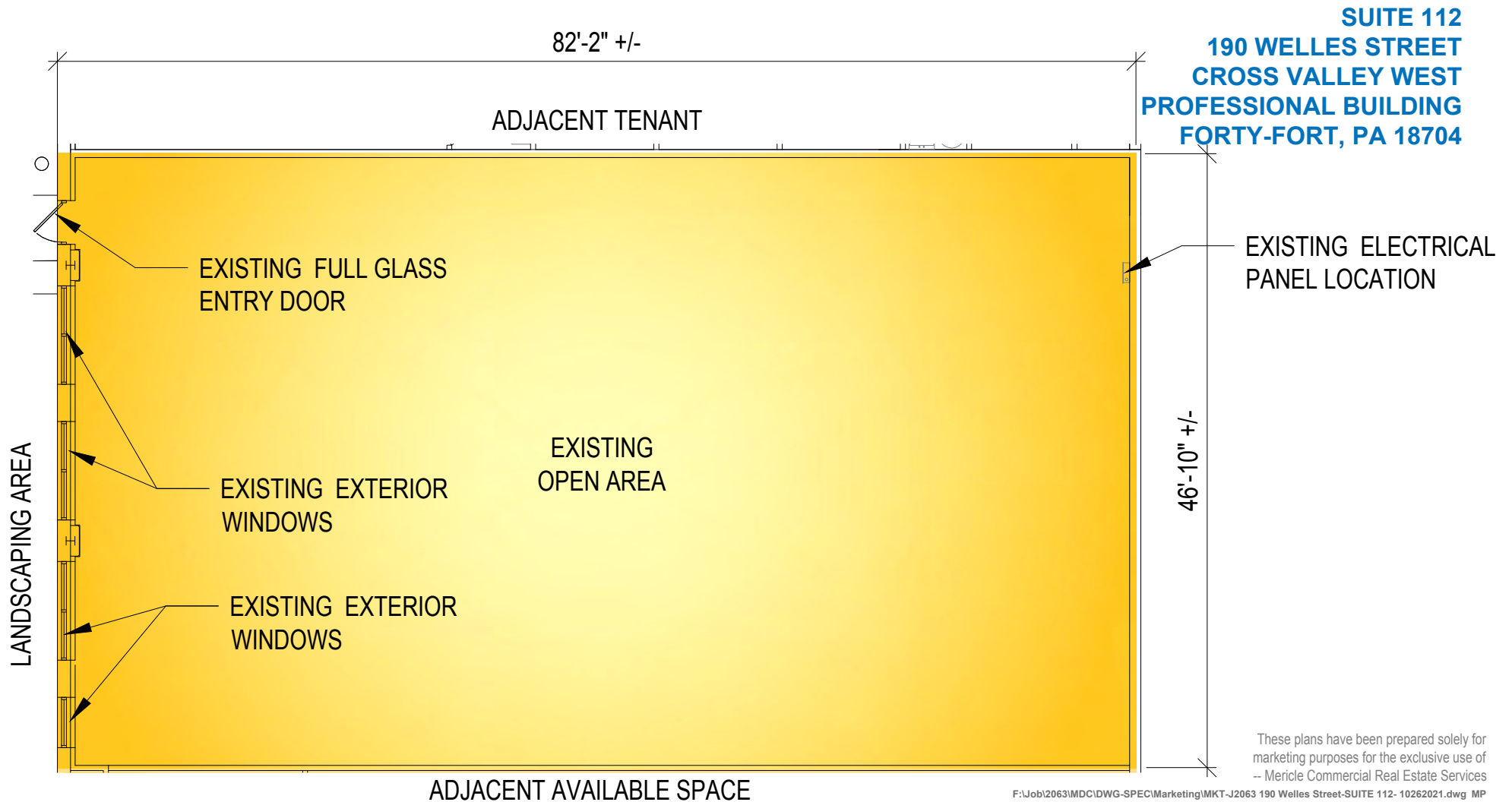


East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

EXISTING FLOOR PLAN

AVAILABLE 3,860 SF FACILITY
WITHIN AN EXISTING 381,881 SF BUILDING



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Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

SPECIFICATIONS

**AVAILABLE 3,860 SF FACILITY
WITHIN AN EXISTING 381,881 SF BUILDING**

SITE IMPROVEMENTS

- Available space comes with twenty (20), first come-first serve parking spaces and eight (8), reserved spaces.
- Asphalt paved parking lot with professionally maintained landscaping.
- Sign locations available at street entrance monument sign, building exterior and building interior.

**SUITE 112
190 WELLES STREET
CROSS VALLEY WEST
PROFESSIONAL BUILDING
FORTY-FORT, PA 18704**

BUILDING IMPROVEMENTS

- Building contains 381,881 S.F.
- Available space is 3,860 S.F.
- Available space is accessed by an exterior glass entry door.
- Available space has an existing acoustical suspended ceiling system at 9'-0" above finish floor, typical. All other finishes shall be new.
- Available space has lighting levels of approximately 30-foot candles. Light fixtures are 2 x 4 fluorescent troffer fixtures with prismatic lenses.
- Available space has 225 amp 120/208 volt, 3- phase, electrical service.
- Available space has heating, cooling, and ventilation supplied by one (1) electric/gas roof top packaged unit designed for 1-ton per 400 S.F.
- Available space has an existing, Light Hazard, sprinkler system.
- Domestic water and natural gas provided.
- Utilities separately metered.

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