



**FOR  
LEASE**

# 8,326 SF

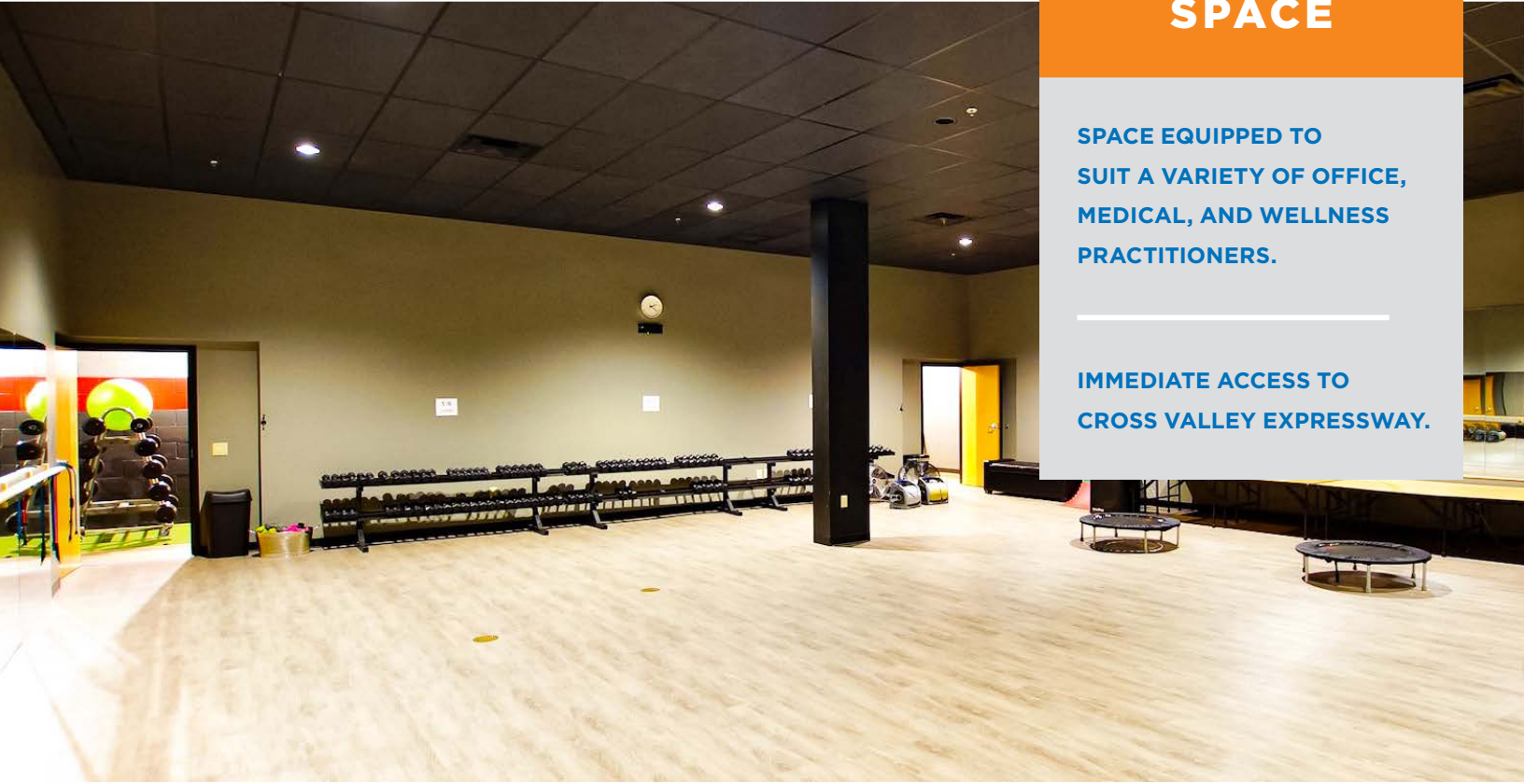
**190 WELLES STREET, SUITE 180  
CROSS VALLEY WEST BUSINESS CENTER  
FORTY FORT, PA**

.....

## CREATIVE SPACE

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

IMMEDIATE ACCESS TO  
CROSS VALLEY EXPRESSWAY.



**FORMER FITNESS CENTER CAN BE CONVERTED TO OFFICE/MEDICAL**

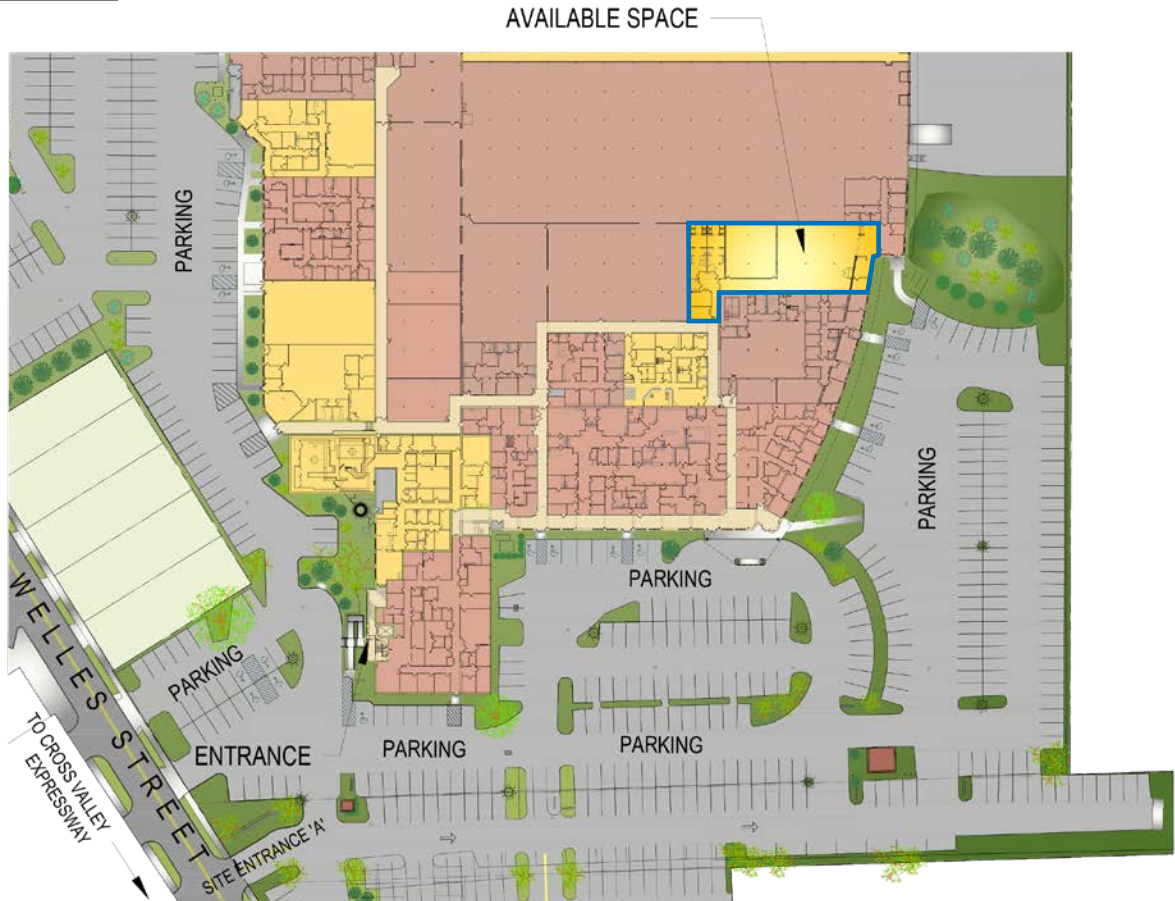
**mericle.com**  **570.823.1100**



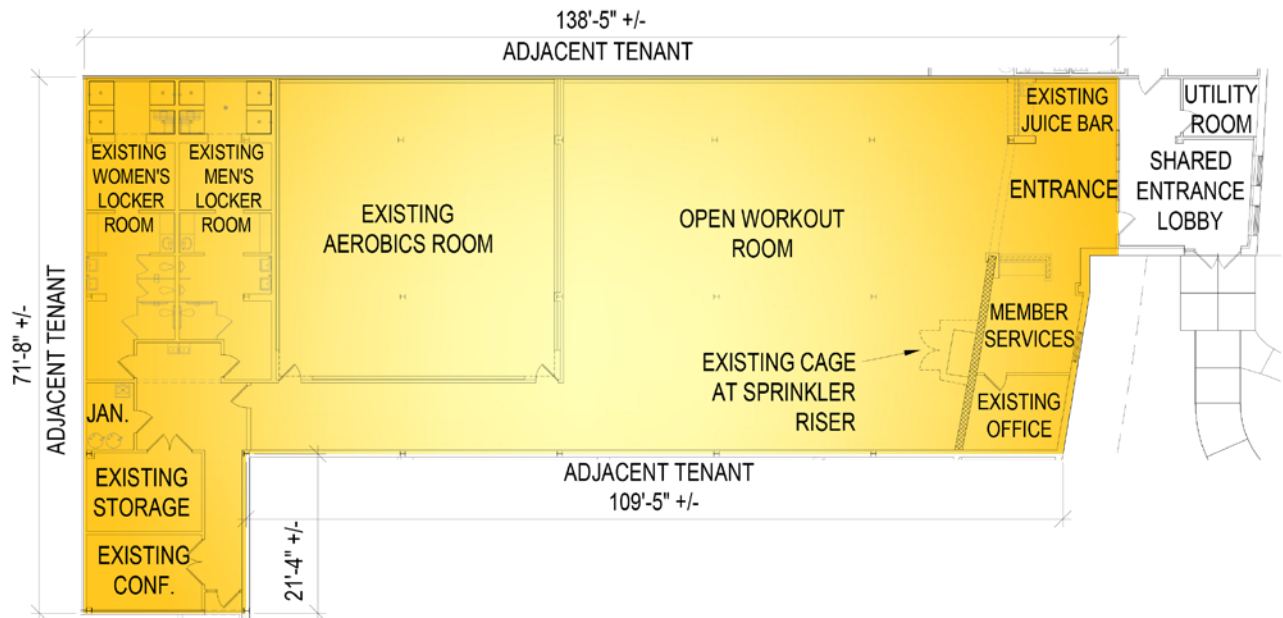
# PLANS

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



## FLOOR PLAN



FOR LEASE

190 WELLES STREET, SUITE 180, FORTY FORT, PA

[mericlreadytogo.com/crossvalleywest](http://mericlreadytogo.com/crossvalleywest)

# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 8,326 SF for lease within a 381,881 SF building.
- ▶ Space is accessed by an existing, entrance vestibule at grade. Interior access available.

## BUILDING CONSTRUCTION

- ▶ **FLOOR:** Exposed concrete, luxury vinyl tile, porcelain tile, and carpeting.
- ▶ **EXTERIOR WALLS:** Concrete masonry with an architecturally designed, exterior insulated finishing system, and thermally-broken, aluminum frame, insulated glass windows.
- ▶ **CEILINGS:** Combination of open ceilings and specialty acoustical suspended ceiling systems.

## PARKING

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

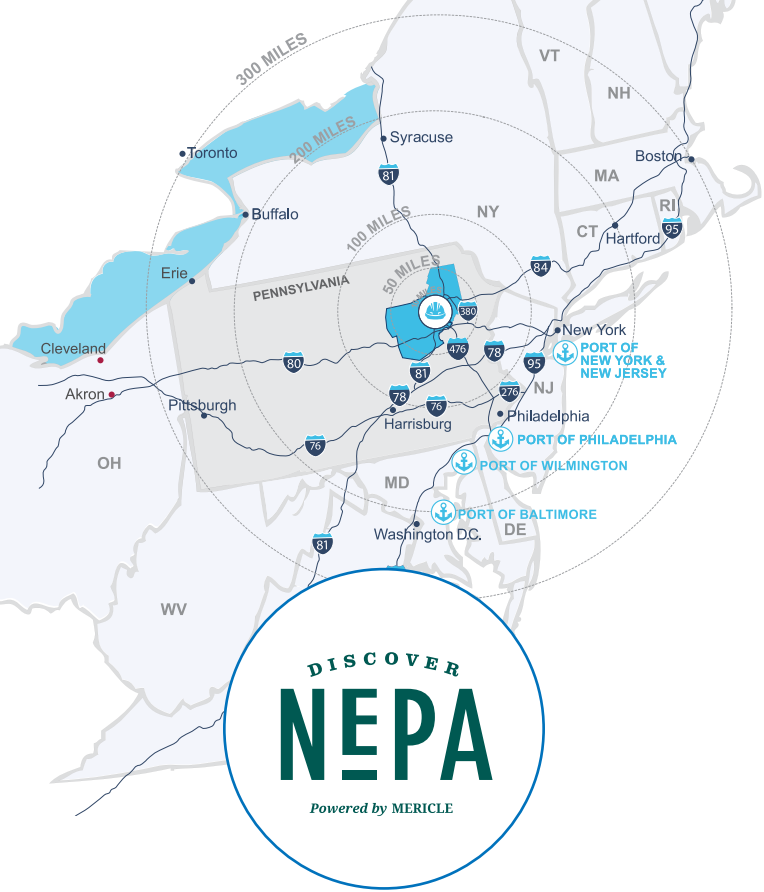
## UTILITIES

- ▶ **ELECTRICAL SERVICE:** 200 Amp, 120/208 Volt, 3-phase, electrical service.
- ▶ **LIGHTING:** General lighting with a combination of specialty hanging fluorescent fixtures and 2 x 4 fluorescent troffer fixtures, as well as accent lighting wall sconces.
- ▶ **HVAC:** Heating and cooling supplied by electric/gas rooftop packaged unit.
- ▶ **FIRE PROTECTION:** Light hazard, sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ Provisions for domestic water and natural gas shall be provided.

## SITE FEATURES

- ▶ Marquee signs at street entrance and building sign location available.
- ▶ Outdoor picnic area available.





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!

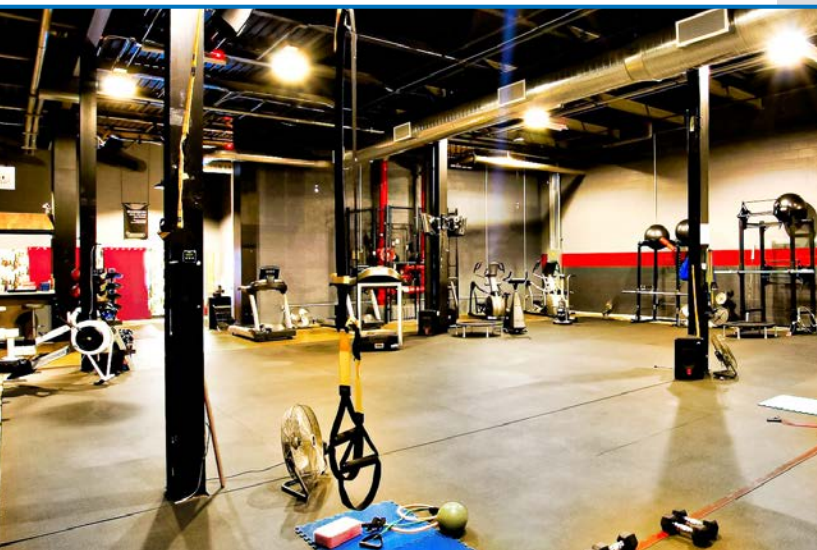
**Mericle is Northeastern Pennsylvania proud.**

# 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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# EXISTING SITE PLAN

AVAILABLE 8,326 SF FITNESS STUDIO  
WITHIN AN EXISTING 381,881 SF BUILDING

SUITE 180  
190 WELLES STREET  
CROSS VALLEY WEST  
PROFESSIONAL BUILDING  
FORTY-FORT, PA 18704



- AVAILABLE SPACE
- LEASED
- COMMON SPACE
- UTILITY SPACE

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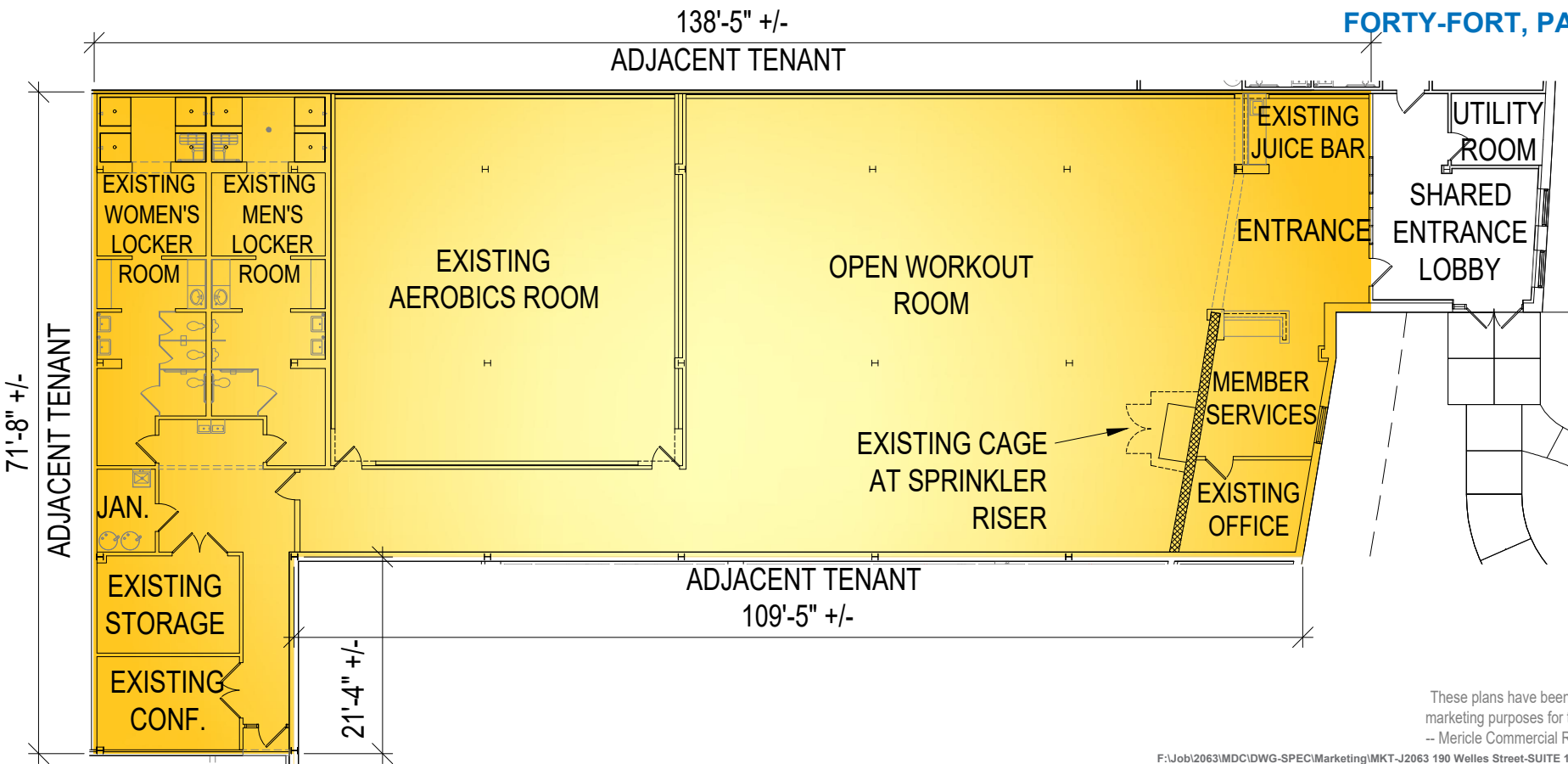
East Mountain Corporate Center  
100 Baltimore Drive  
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

# EXISTING FLOOR PLAN

AVAILABLE 8,326 SF FITNESS STUDIO  
WITHIN AN EXISTING 381,881 SF BUILDING

SUITE 180  
190 WELLES STREET  
CROSS VALLEY WEST  
PROFESSIONAL BUILDING  
FORTY-FORT, PA 18704



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

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## SPECIFICATIONS

**AVAILABLE 8,326 SF FITNESS STUDIO  
WITHIN AN EXISTING 381,881 SF BUILDING**

### SITE IMPROVEMENTS

- Ample parking.
- Asphalt paved parking lot with professionally maintained landscaping.
- Marquee signs at street entrance and building sign location available.

### BUILDING IMPROVEMENTS

- Available space is 8,326 S.F.
- Building contains 381,881 S.F.
- Available space is accessed by an existing, entrance vestibule at grade. Interior access available.
- Exterior wall construction has concrete masonry with an architecturally designed, exterior insulated finishing system, and thermally-broken, aluminum frame, insulated glass, windows.
- Available space has a combination of open ceilings and specialty acoustical suspended ceiling systems.
- Available space flooring is a mixture of exposed concrete, luxury vinyl tile, porcelain tile, and carpeting.
- Available space has existing general lighting with a combination of specialty hanging fluorescent fixtures and 2 x 4 fluorescent troffer fixtures, as well as accent lighting wall sconces.
- Available space has a 225 amp 120/208 volt 3 phase, electrical service.
- Available space has existing heating and cooling supplied by two (2) electric/gas roof top packaged units.
- Available space has an existing, light hazard, sprinkler system.
- Provisions for domestic water and natural gas provided.
- All utilities shall be separately metered.

**SUITE 180  
190 WELLES STREET  
CROSS VALLEY WEST  
PROFESSIONAL BUILDING  
FORTY-FORT, PA 18704**

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