

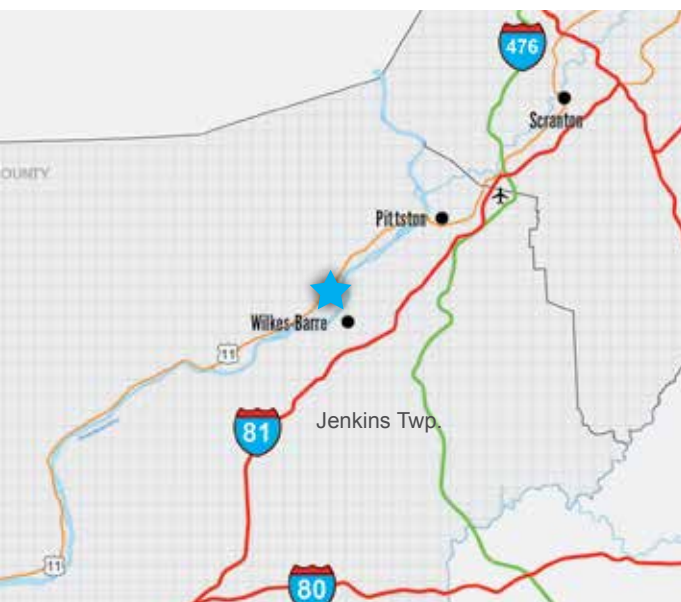
# 3,862 SF

**190 WELLES STREET  
SUITE 112**

CROSS VALLEY WEST PROFESSIONAL BUILDING  
FORTY FORT, PA 18704



## GREAT ACCESS TO I-81 & I-80!



### **DIRECTIONS TO CROSS VALLEY WEST PROFESSIONAL BUILDING:**

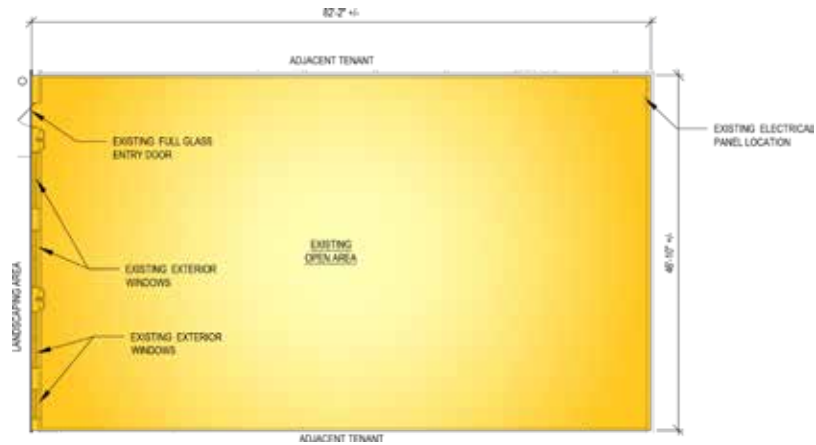
**TRAVELING NORTH ON ROUTE 309** – Take Exit 4 (Kingston/Forty Fort). Follow exit ramp to the right and merge onto Rutter Ave. Keep left at the fork. Continue through the intersection onto Welles Street. The entrance to the building will be on your right.

**TRAVELING SOUTH ON ROUTE 309** – Take Exit 5 (Kingston/Forty Fort). Turn left onto Wyoming Avenue. Proceed approximately 1/4 mile and turn right onto Welles Street. Proceed another 1/4 of mile and the entrance to the building will be on your left.

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*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.*

## PROPERTY SPECIFICATIONS

### SIZE

- Available space is 3,862 SF
- Building contains 381,881 SF

### BUILDING CONSTRUCTION

- Available space has an existing acoustical suspended ceiling system at 9'-0" above finish floor, typical. All other finishes shall be new.

### PARKING

- Ample parking available.

### AMENITIES

- Sign locations available at street entrance monument sign, building exterior and building interior.
- Shared exterior patio area available

### UTILITIES

- Lighting levels of approximately 30-foot candles. Light fixtures are 2 x 4 fluorescent troffer fixtures with prismatic lenses.
- 225 amp 120/208 volt, 3-phase, electrical service
- Heating, cooling, and ventilation supplied by electric/gas roof top packaged units designed for 1-ton per 400 SF.
- Existing, Light Hazard, sprinkler system
- Domestic water and natural gas provided
- Utilities separately metered

### LOCATION

- Prime location just off Exit 4 of the Cross Valley Expressway (Route 309)



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