

LEASE PRICE: \$12.00/SF NNN



Latitude: 41.258845

Longitude: -75.879996

613 S. J. STRAUSS LANE, KINGSTON, LUZERNE COUNTY, PA 18704

The space is in a vanilla shell condition and is part of a larger complex which is home to The Sidney & Pauline Friedman Center for Jewish Life. The C-2 (Community Commercial) zoning allows for most office and retail uses. It is located within an established and well-known cluster of office buildings along Third Avenue within a larger submarket in the municipality of Kingston. The cluster primarily serves Wilkes-Barre and the surrounding suburbs with a mix of regional professional and medical offices as well as some local retail.

PROPERTY DETAILS:

- 2,300 SF+/- Available for Lease
- 57,674 SF Building
- 13.74+/- Acres
- Public Utilities
- Block Construction
- Flat Roof
- 3 Phase Power
- Electric Forced Hot Air Heat
- Central A/C
- 75 Parking Spaces
- Zoned C-2 (Community Business)

The Kingston submarket defined as the four census tract's surrounding 613 3rd Ave. has unique demographic characteristics making this submarket a desirable location for regional office uses.

- ◆ This submarket has a Median Household Income of \$58,889 in 2016 which is 26% higher than the county Median Household Income of \$46,557 in the same year.
- ◆ 70.2% of the employed population over the age of 16 within the submarket is employed in what is called a "White Collar" occupation compared to 56.6% in all of Luzerne County.
- ◆ 38.4% of the submarket population has attained either a bachelors or graduate degree compared to only 22.8% within Luzerne County who have attained the same.

For Information Contact:

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570.823.1100
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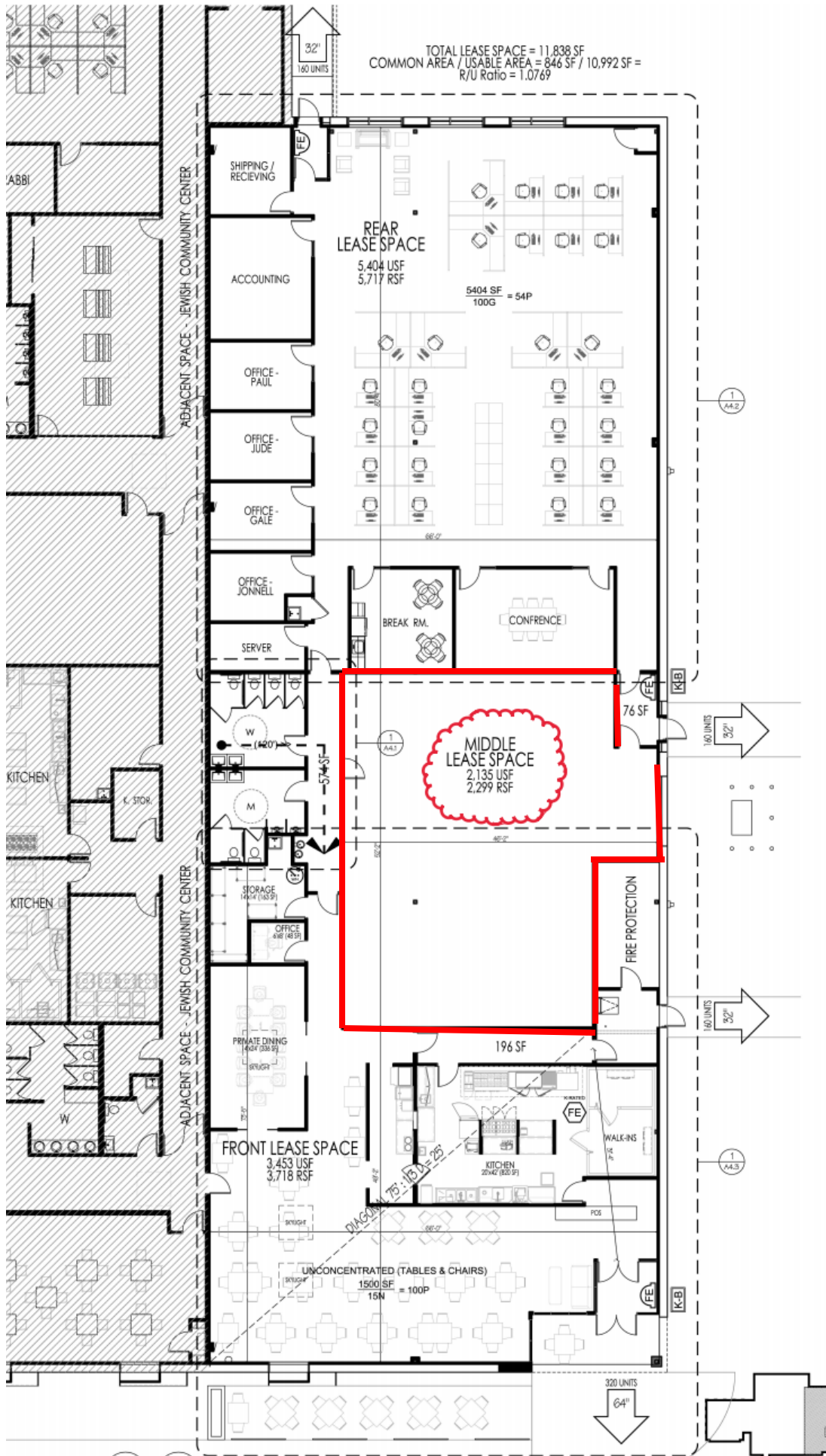


East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

TCN
WORLDWIDE
REAL ESTATE SERVICES

TOTAL LEASE SPACE = 11,838 SF
 COMMON AREA / USABLE AREA = 846 SF / 10,992 SF =
 R/U Ratio = 1.0769



OVERALL - FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PLAN KEY