

10,134 SF

**180-190 WELLES STREET
SUITE 106**

CROSS VALLEY WEST PROFESSIONAL BUILDING
FORTY-FORT, PA 18704



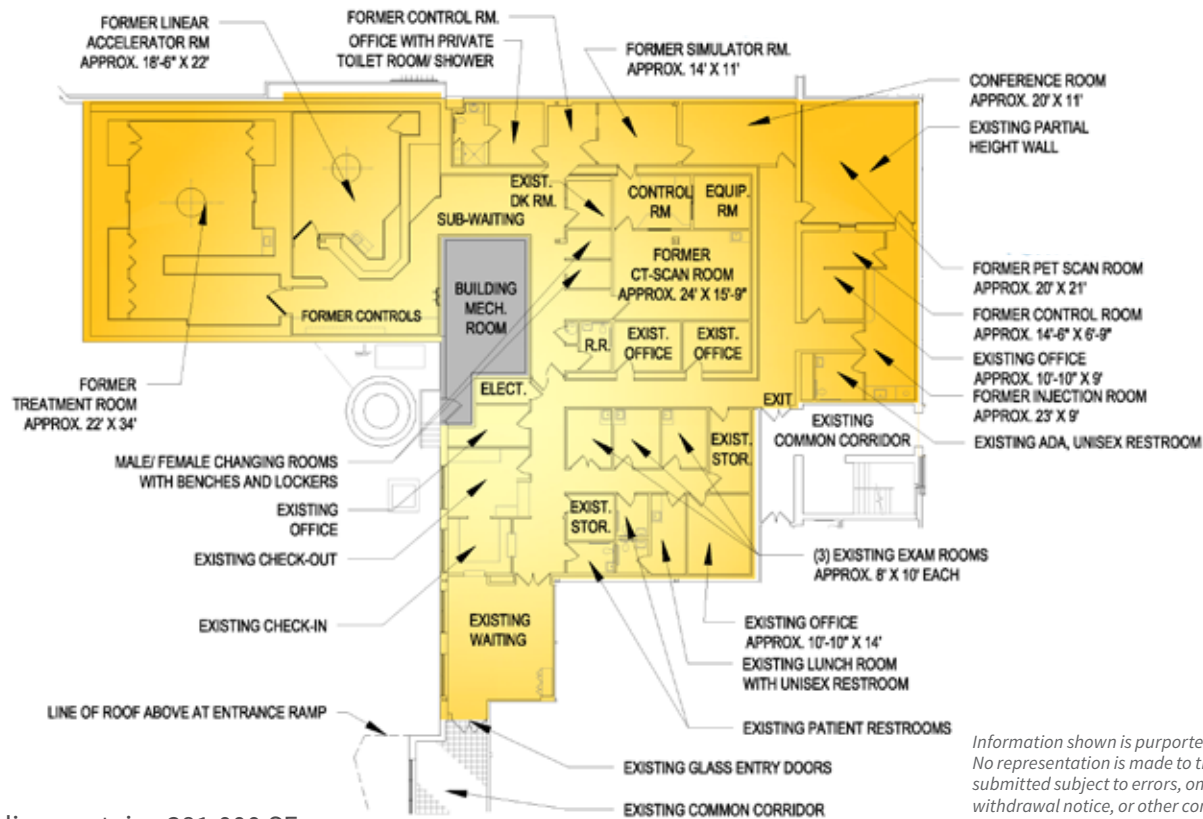
MEDICAL OFFICE SPACE ¼ MILE FROM S.R. 309



Directions to cross valley west professional building:

Traveling North or South on I-81 – Take Exit 170B onto S.R. 309 N (the Cross Valley Expressway) towards Wilkes-Barre. Follow S.R. 309 N to Exit 4. Bear right off exit onto Rutter Avenue then make a quick left onto Welles Street. Building will be on your immediate right.

PROPERTY PLANS & SPECIFICATIONS



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.

SIZE

- Building contains 381,000 SF
- Space is available from 3,152 SF to 10,134 SF
- Abundant parking serves complex

- Interior windows are leaded glass within hollow metal frames, lead-lined as noted on drawings.

BUILDING CONSTRUCTION

- Exterior wall construction is a combination of brick masonry, exterior insulated finishing system, and thermally-broken, aluminum frame, insulated glass windows.
- Available space has an existing acoustical suspended ceiling system at typically 9'-0" above finish floor. Areas with taller ceilings are noted on the drawings.
- The available space contains a mixture of finishes, including carpeting, vinyl composition tile, and wallpaper.
- The waiting and reception areas have custom cabinetry, full glass entry doors, and upgraded ceiling tiles.
- The lobby to the available space 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 the former radiation therapy areas.
- Interior doors are solid-core, oak veneer, flush wood doors with clear poly finish. Lead-lined, specialty doors are noted on the drawings.
- Available space is accessed by an existing, covered stair with accessible ramp and automatic door opener.

UTILITIES

- Has existing general lighting with 2 x 4 fluorescent troffer fixtures with prismatic lenses.
- 800 amp 480/277 volt 3-phase, electrical service with disconnects at former radiology rooms for equipment.
- Heating, cooling, and ventilation is supplied by electric/gas roof top packaged units.
- Space has an existing, Light Hazard, sprinkler system.
- Provisions for domestic water and natural gas are provided.
- All utilities shall be separately metered.

SPECIALTY IMPROVEMENTS

- 22' x 18'6" linear accelerator room
- 24' x 15'9" CT-Scan room
- 23' x 9' injection room
- 21' x 20' PET Scan room
- 34' x 22' treatment room