

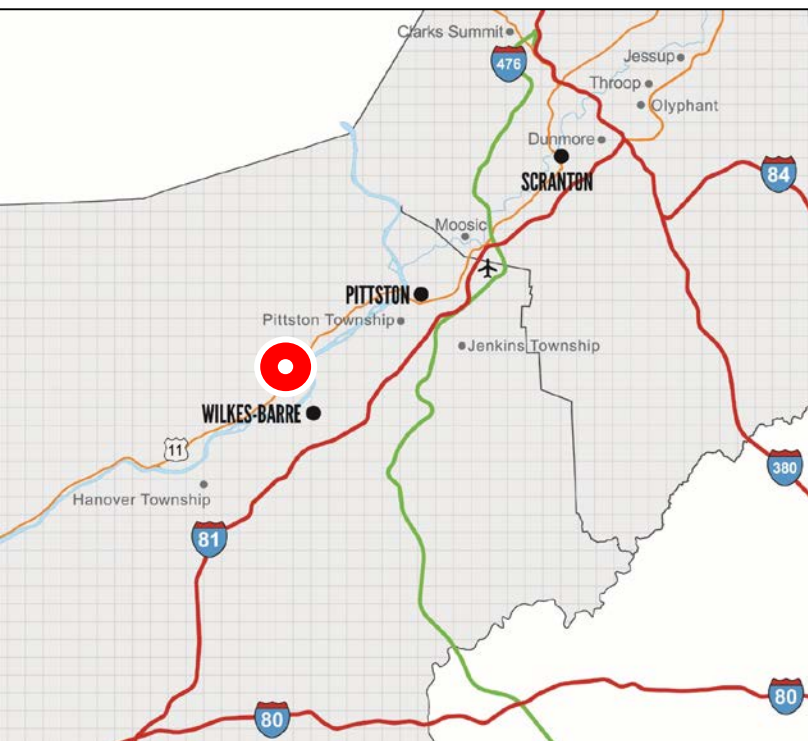
8,468 SF

190 WELLES STREET
SUITE 180

CROSS VALLEY WEST PROFESSIONAL BUILDING
FORTY FORT, PA 18704



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



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 mile and the entrance to the building will be on your left.

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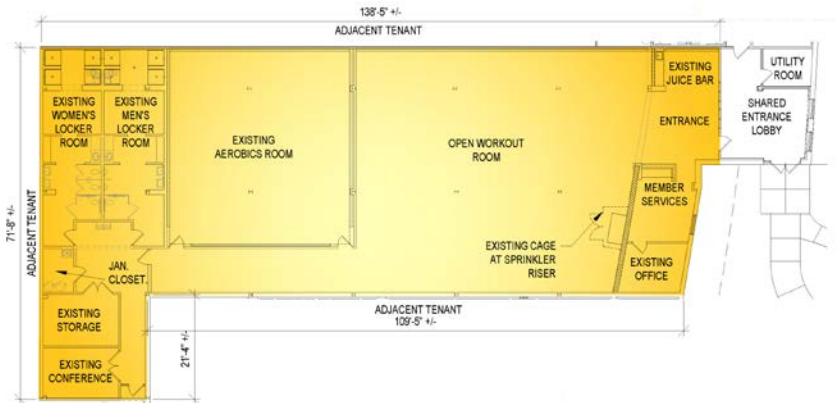
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Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

BUILDING IMPROVEMENTS

- Available space is 8,648 S.F.
- Building contains 381,881 S.F.
- Most recent use was as a fitness center. Space can be converted to office or medical space.
- 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 200 amp 120/208 volt 3 phase, electrical service.
- Available space has existing heating and cooling supplied by electric/gas roof top packaged unit.
- Available space has an existing, light hazard, sprinkler system.
- Provisions for domestic water and natural gas provided.
- All utilities shall be separately metered.

SITE IMPROVEMENTS

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