

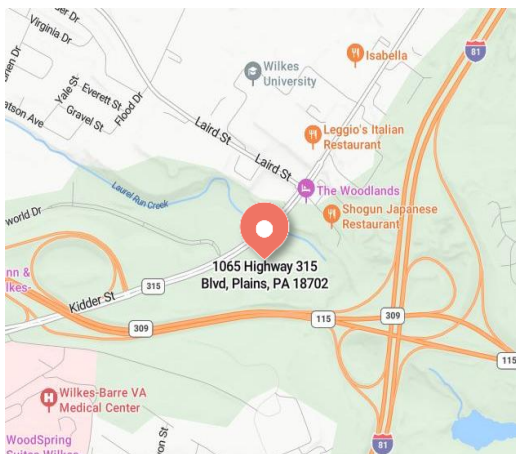
# 1065 PA-315

## PLAINS TWP, LUZERNE COUNTY, PA 18702

# CONTACT AGENT FOR LEASE PRICE



## AVAILABLE OFFICE SPACE



4 Suites available for lease on 1st & 3rd Floors: Suite# 102 (2,300 SF); Suite #301 (2,730 SF); Suite #303 (750 SF) and Suite #306 (563 SF). This multi-story Class A office building is strategically located just off of the junctures of Interstate 81, Route 115 and Route 309 on heavily traveled Route 315 in Plains Township. Centrally located between the City of Wilkes-Barre and Scranton just 2 hours to Philadelphia and 3 hours to New York. Prominent visibility with great views of the Wyoming Valley. Tenants are a mix of professional lawyers, financial brokers, insurance, tax, and banking offices. A signalized intersection provides easy ingress/egress to nearby retail, restaurants and hotels for clients and employees. Traditional office space for professionals with adjoining extended stay hotel of Holiday Inn Express.

**Directions:** Located off PA-309 Exit 1. Turn left onto PA-315 at traffic light.

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.

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

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985



## SPACE AVAILABLE:

- 1<sup>st</sup> Floor: Suite #102 - 2,300 SF
- 3<sup>rd</sup> Floor: Suite #301 - 2,730 SF  
Suite #303 - 750 SF  
Suite #306 - 563 SF

## BUILDING DETAILS:

- 54,000 SF office building on 7.85 acres
- 2 passenger elevators
- Fire detection systems
- Restrooms on each floor
- Security systems
- Finished 8' to 9' ceilings
- Reflective glass office windows
- Gas heat with central air conditioning
- On-site property maintenance

## LOCATION:

- 1065 PA-315, Plains Township  
Luzerne County, PA 18702
- Major artery of high traffic between  
Wilkes-Barre City and Scranton
- Adjoining property is an extended stay  
Holiday Inn Express
- Primary business and retail hub area with  
medical facilities and nearby industrial parks

## SITE AMENITIES:

- On-site paved parking for 170+ vehicles
- Professionally landscaped
- Quick access to major state routes
- Entrance/Exit at signalized intersection
- Monument sign at entrance
- Interior directory and vending area
- Exterior lighted parking areas



## For Information Contact:

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