



**FOR  
LEASE**

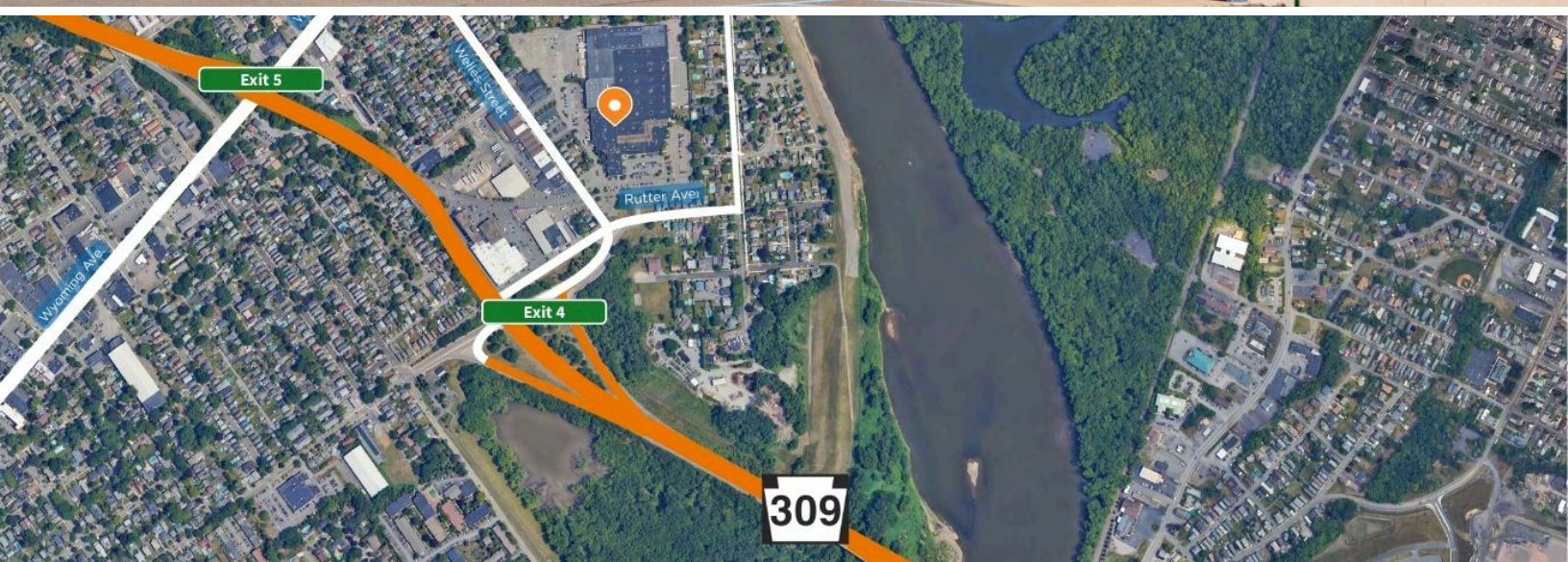
# 2,256 SF

**190 WELLES STREET, SUITE 150  
CROSS VALLEY WEST PROFESSIONAL BUILDING  
FORTY FORT, PA**

.....

## OFFICE

SPACE EQUIPPED TO SUIT A  
VARIETY OF OFFICE,  
MEDICAL, AND WELLNESS  
PRACTITIONERS.



**OFFICE SPACE JUST ¼ MILE FROM S.R. 309!**

**mericle.com**



**570.823.1100**

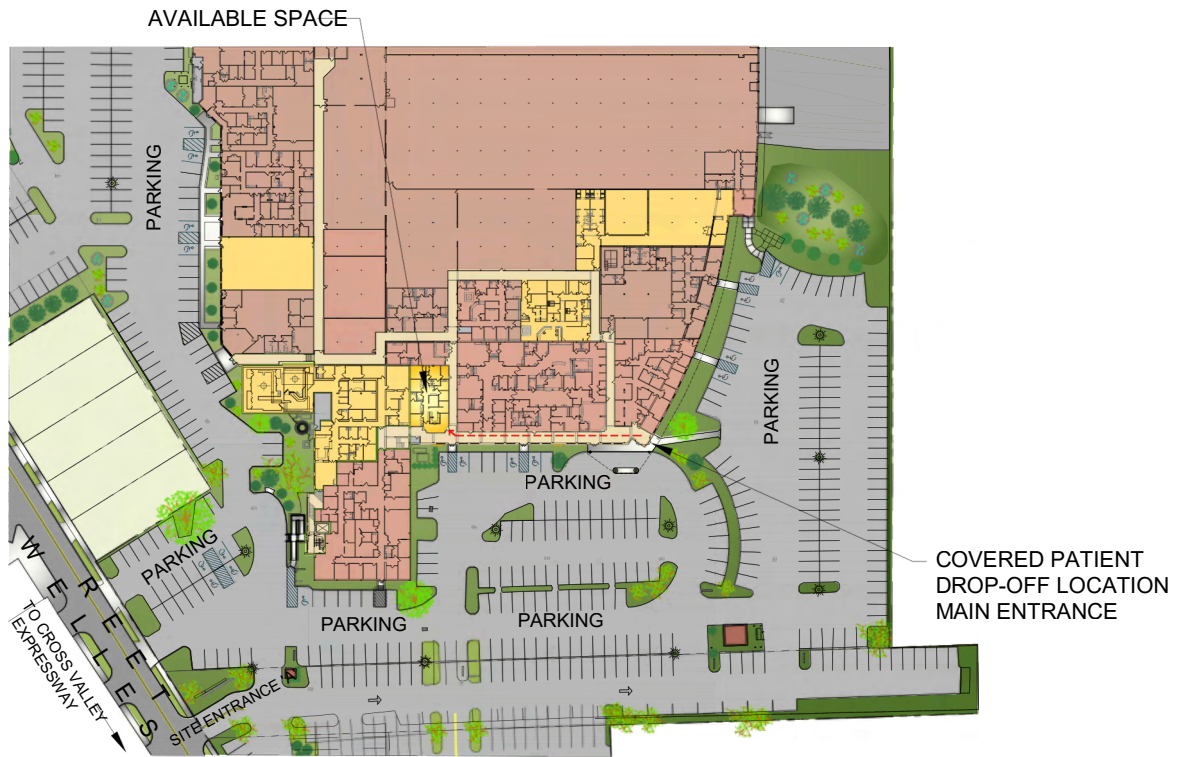




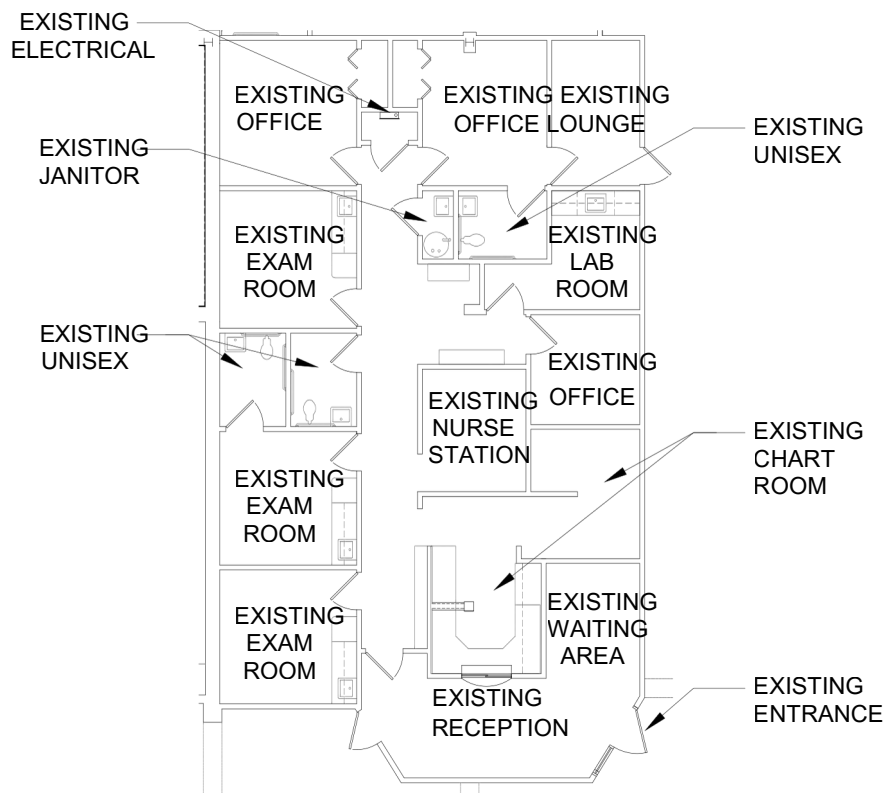
# PLANS

## SITE PLAN

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.



## FLOOR PLAN



FOR LEASE

190 WELLES STREET, SUITE 150, FORTY FORT, PA

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# SPECS

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## SIZE

- ▶ **AVAILABLE SPACE:** 2,256 SF office space within an existing 381,381 SF building.
- ▶ Interior corridor is accessible via covered patient drop-off area

## BUILDING CONSTRUCTION

- ▶ **EXTERIOR WALLS:** Concrete masonry with an architecturally designed, exterior insulated finishing system, and thermally-broken, aluminum frame, insulated glass windows.
- ▶ **CEILINGS:** Acoustical suspended ceiling system at approximately 9'-0" above finish floor.

## PARKING

- ▶ Ample parking.
- ▶ Asphalt paved parking lot with professionally maintained landscaping.

## UTILITIES

- ▶ **ELECTRICAL SERVICE:** 200 Amp, 208/120 Volt, 3-phase, electrical service
- ▶ **LIGHTING:** 2 x 4 fluorescent troffer fixtures with prismatic lenses.
- ▶ **HVAC:** Heating, cooling, and ventilation supplied by one (1) electric/gas roof top packaged unit.
- ▶ **FIRE PROTECTION:** Light hazard, sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.
- ▶ Provisions for domestic water and natural gas shall be provided.

## SITE FEATURES

- ▶ Sign locations available at street entrance monument sign, building exterior, and building interior.



### LABOR DRAW

More than 685,000 people live within 30 miles, and more than 51 million people live within 200 miles of Cross Valley West Business Center.

This 2,256 square foot office space is centrally located within the Scranton/Wilkes-Barre labor market and is a dynamic location for office, medical, and wellness companies.



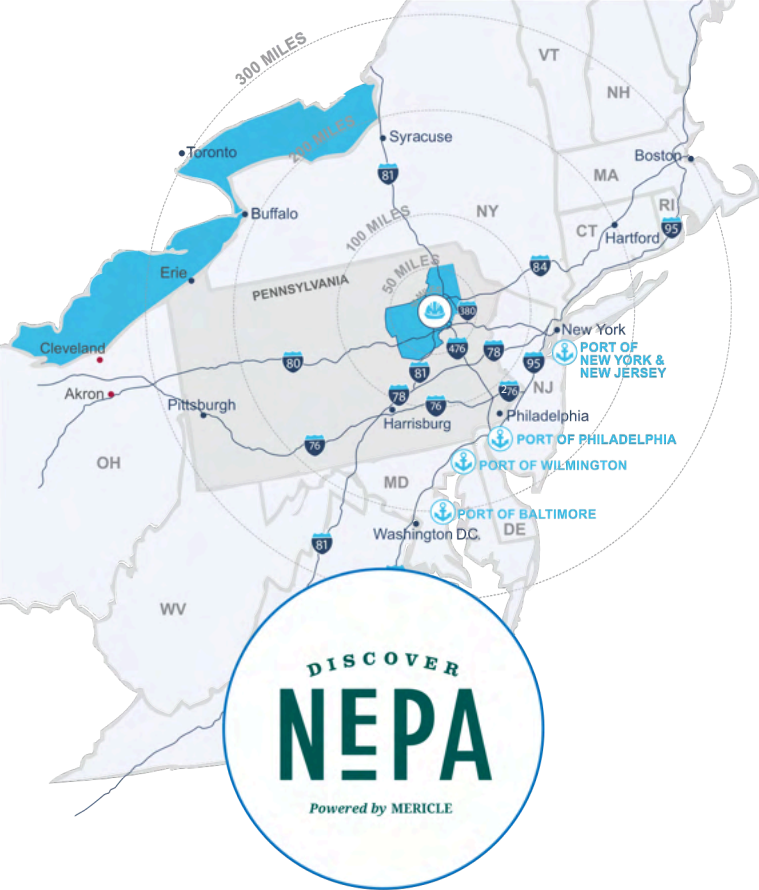
### EASY ACCESS

Located just 1/4th mile from the Cross Valley Expressway (S.R. 309) and just five minutes from I-81.

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Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

Check out **DiscoverNEPA.com** (search “Forty Fort”) for events, shopping, dining and many, many things to do!

**Mericle is Northeastern Pennsylvania proud.**

# CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA’S I-81 CORRIDOR



## TRAVEL DISTANCES

CITY	MI AWAY
Downtown Wilkes-Barre, PA	3
Scranton, PA	20
Delaware Water Gap, PA	57
Allentown, PA	67
Morristown, NJ	96
Philadelphia, PA	113
Harrisburg, PA	116
Port of Newark, NJ	126
New York, NY	128
Syracuse, NY	152
Baltimore, MD	194
Hartford, CT	198
Washington DC	237
Pittsburgh, PA	290
Boston, MA	301



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