



**FOR  
LEASE**

# 12,376 SF

**100 BALTIMORE DRIVE  
EAST MOUNTAIN CORPORATE CENTER  
PLAINS TOWNSHIP (WILKES-BARRE), PA**

.....

## OFFICE SPACE

**4-STORY BUILDING IN  
A WELL-MAINTAINED  
SUBURBAN BUSINESS PARK.**

**GREAT LABOR DRAW AREA.**



**FURNISHED CLASS A OFFICE SPACE NEAR I-81, I-476, AND  
GEISINGER WYOMING VALLEY MEDICAL CENTER**

**mericle.com**  **570.823.1100**



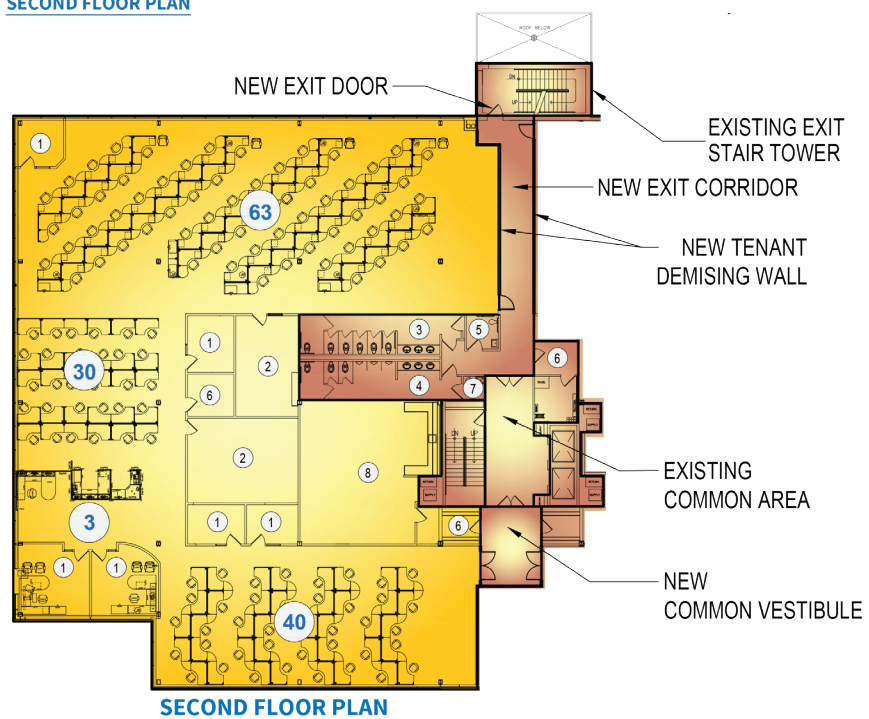


*Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.*

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**SECOND FLOOR PLAN**

① OFFICE                      ⑤ UNISEX RESTROOM  
② CONFERENCE ROOM    ⑥ STORAGE  
③ WOMEN'S ROOM       ⑦ JANITOR CLOSET  
④ MEN'S ROOM          ⑧ BREAK ROOM



# SPECS

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## SIZE

- ▶ Four-story Class A Office Building containing 126,413 SF.
- ▶ **AVAILABLE SPACE:** The available space consists of 12,376 SF located on the second floor with access through the recently renovated modern first floor main lobby area with dual elevators to the available space.
- ▶ **ACRES:** Total site acreage consisting of 14.12 acres. Parcel A contains approx. 10.12 acres and Parcel B contains approx. 4.00 acres.

## BUILDING CONSTRUCTION

- ▶ **BUILDING STRUCTURE:** Steel structure by *Butler Manufacturing* and contains 4" concrete floor slabs on each floor.
- ▶ **EXTERIOR WALLS:** The exterior walls are designed with a combination of brick masonry veneer and thermally-broken, aluminum frame ribbon windows, and storefront window systems with bronze tinting and architectural features such as full height glass walls in select areas.
- ▶ **ROOF:** Fully-adhered EPDM roof with interior storm leaders.
- ▶ **FLOOR:** Exposed concrete, luxury vinyl tile, porcelain tile, and carpeting.

## IMPROVEMENTS

- ▶ The available space is furnished with existing systems furniture and premium finishes consisting of carpet tile, vinyl composition tile, porcelain / ceramic tile in the Restrooms, and a folding partition separating a large Conference / Training Room.
- ▶ Accent walls, millwork with solid surface countertops, underground power / data in select rooms highlight just a few of the upgraded improvements.

## UTILITIES

- ▶ **ELECTRIC:** The Building is served by *PPL Electric Utilities* and features a dual cable, 12,470 Volt underground conduit enclosed in concrete with service from two (2) substations (Bear Creek and Pine Ridge) by two (2) separate 68 KV lines with the ability to switch in less than three seconds. The available space shall be served by a 480/277 Volts, 600 Amp electrical service.
- ▶ **TELECOM:** Telecommunication service to the building includes fiber and copper and is provided by *Verizon, Level 3, and Frontier Communications*. All three bring fiber into the first floor utility room of the Existing Building.
- ▶ **LIGHTING:** The lighting throughout the available space is a combination of recessed flat panel LED fixtures and pendant/indirect LED fixtures in the open areas.
- ▶ **HVAC:** HVAC in the available space is provided via a combination of *Trane* constant volume roof top units serving a *Trane Varitrac* Change-Over Bypass VAV system.
- ▶ **FIRE PROTECTION:** Building is fully sprinklered with an Ordinary Hazard Class III commodity wet pipe sprinkler system.
- ▶ All utilities are separately metered.

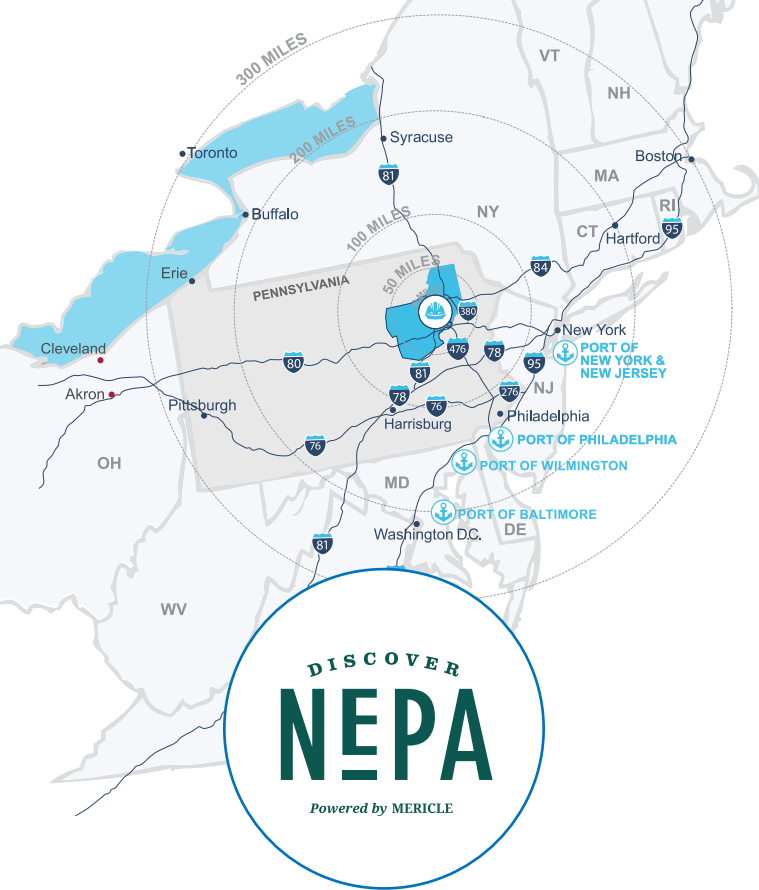
## PARKING

- ▶ On-site parking for a total of approx. (566) parking spaces with approx. (55) vehicle spaces dedicated to the available second floor area.

## SITE FEATURES

- ▶ The property is professionally landscaped with a water feature at the main entrance and is surrounded by sidewalks with access to a shared outdoor patio area with a covered gazebo.
- ▶ Two (2) multi-tenant, marquee signs are available on site for corporate/company branding.





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 “Wilkes-Barre”) for events, shopping, dining and many, many things to do!

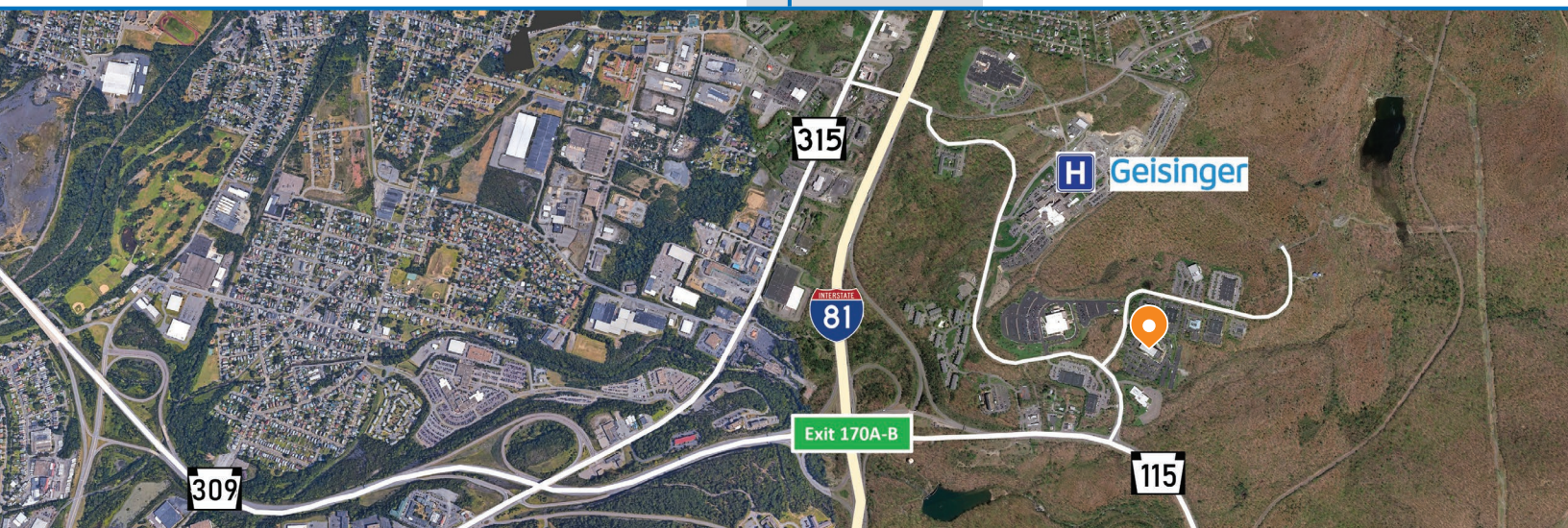
**Mericle is Northeastern Pennsylvania proud.**

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



## TRAVEL DISTANCES

CITY	MI AWAY
Wilkes-Barre, PA	3
Scranton, PA	14
Hazleton, PA	34
Delaware Water Gap, PA	51
Allentown, PA	59
Binghamton, NY	78
Morristown, NJ	101
Philadelphia, PA	109
Harrisburg, PA	109
New York, NY	123
Syracuse, NY	148
Baltimore, MD	189
Hartford, CT	206
Washington, DC	232
Pittsburgh, PA	270



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