



MEDICAL OFFICE FOR LEASE

2 SUITES

+/- 6,880 SF Lower Level

+/- 1800 SF Upper Level

Zoning – B-3 Commercial

Multiple exam rooms and offices

\$17.50 PSF Gross

(DEMISEABLE FLOORPLAN)

ADDRESS:	1130 Highway Rte 315, Plains Township, Pennsylvania (Luzerne County)
SPACES:	+/- 6,880 SF Lower Level - Medical Office, ground level, stair and elevator accessible, with outside patio area. +/- 1800 SF Upper Level
FIT OUT:	Medical Office space with multiple exam rooms, offices, lavatories, and related.
ZONING:	B-3 Commercial
HVAC:	Gas forced hot air heat / Electric cooling
CEILINGS:	Drop tile ceilings / fluorescent & can lighting. Emergency lighting throughout.
FLOORING:	Carpet / Vinyl / Tile
SPRINKLERS:	No
ELECTRIC:	1200 Amp, 3 Phase. 120-277V. Kohler backup generator.
ELEVATOR:	Two-stop Otis, single car 2000 lb. capacity.
PARKING:	75 + parking spaces (3 ADA spaces) tenant in common. Additional 10 reserved available.
UTILITIES:	Water, Sewer, Electric, Gas
RATE:	LEASE: \$17.50 PSF Gross (plus janitorial)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



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