



### Office Suites Available for Lease

ADDRESS	1150 S Main Avenue, Scranton, Lackawanna County, PA 18504			
LOCALE	Property is located along S Main Avenue (corner of Main and Amherst) in the City of Scranton in the Nockley Family Pharmacy and Cawley Physical Therapy building.			
PARCEL	<u>Suite</u>	<u>Space Location</u>	<u>Unit Square Feet</u>	<u>Proposed Use</u>
	210/220	2 <sup>nd</sup> Floor	± 972	Service/Office
	207	2 <sup>nd</sup> Floor	± 724	Service/Office
BATHROOMS	One (1) Restroom in each suite.			
HVAC	Heating, Ventilating and Air Conditioning included in unit (gas heat).			
UTILITIES	Electric, Natural Gas, Public Water and Public Sewer.			
PARKING	± 50 shared, paved, and striped spaces.			
TRAFFIC VOLUME	S Main Avenue - 12,695 ADT (2024).			
ZONING	N: City Neighborhood Mixed Use District (Scranton City).			
RENT/TERM	<b>\$15/SF plus separately metered gas and electric and pro-rata share of real estate taxes.</b>			
REMARKS	Units of ± 972 SF and ± 724 SF of service/office space available for lease at 1150 S Main Avenue in Scranton, contiguous spaces can be combined for a total of ± 1,696 SF. Ample parking available for tenant and customer use. Lease rate does not include utilities. Units currently used as an office (210/220) and a salon (207) with 1 ADA restroom in each unit, 1 storage/utility room, mainly open floor plans. Central heat/air conditioning. Elevator access to the 2 <sup>nd</sup> floor.			

1150 S Main Ave - Info 10/3/2024

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