



End Cap Retail/Office Available for Lease

ADDRESS	1826 N Main Avenue Scranton, PA 18508			
LOCATION	Total of 3,264 SF of space available along the North Main Avenue of Scranton. Close to the intersection of Market St and N Main Avenue.			
PARCEL	<u>Unit</u>	<u>Space Location</u>	<u>Unit Square Feet (+/-)</u>	<u>Base Rent</u>
	Unit 1	End Cap	3,263	\$11.03/SF
INTERIOR FINISH	Finished space with Drop Ceiling.			
BATHROOMS	Separate men's & women's restroom			
HVAC	Gas Heating, Ventilating, and Air Conditioning.			
UTILITIES	Electric, Natural Gas, Public Water, and Public Sewer			
PARKING	Free on street parking & unpaved lot in rear of building			
ZONING	C-N: Neighborhood Commercial			
RENT/TERM	\$11.03 PSF+ plus utilities (Base rent per month is \$3,000 including lower level; \$2,500 for just ground floor)			
REMARKS	Located along North Main Avenue in Scranton. Space was formerly occupied by a church. Large open area upon walking in. Hallway in rear leads to a separate room along with 2 restrooms. Ground floor is +/-2,710 and the lower level is +/-553 accessible via stairs. Large windows facing the sidewalk and roadway provide natural light and views. Several bus stops are within walking distance. Parking is available along the Street as well as a lot in the rear of the building.			

1822 N Main Ave Fct. Sheet 8/5/2025