

CLASS A OFFICE BUILDING

Multi-Tenant Acquisition Opportunity





INVESTMENT HIGHLIGHTS



Impressive Northeast PA Asset

- · Class "A" multi-tenanted office building
- Approximately 59,609 RSF on 5.34 beautiful acres
- Entire 3rd floor of Verdantas built as "best in class" space
- Quiet, safe, and peaceful office park
- Monument signage
- Excellent physical condition

Efficient Design

- Flexible and efficient floor plates accommodating both large and small users
- Minimal interior columns for most efficient space utilization
- High quality construction
- Practical architecture and design
- Parking ratio of 4.0/1,000 RSF
- Attractive professional office campus in tranquil setting

Premier Asset

- Attractive, elevator-served lobby and common areas
- Generous floor to window ratio
- Common area restrooms renovated 3 years ago
- Great visibility and exposure
- Pleasant outdoor seating/dining area

Prominent Location, Convenient Access & Local Amenities

- Immediate access to major highways (I-81 and PA Turnpike 476)
- Less than 15 minutes to Wilkes-Barre Scranton International Airport
- Close to executive residences and employee labor pool
- · Local eateries and fine dining establishments
- Variety of quality hotels





PROPERTY DESCRIPTION



PARK	Corporate Center at East Mountain
ТҮРЕ	Class 'A' Office
PARCEL ID NUMBER	50-H11-00A-048
2024 TAXES	\$136,124
ZONING	B-3. Highway Commercial
MUNICIPALITY	Plains Township
LAND AREA	5.34 acres
RENTABLE SQUARE FEET	59,609 rentable square feet
STORIES	3-story
OCCUPANCY RATE	72.2%
YEAR BUILT	1996
PARKING (RATIO)	238 spaces. (4.0 per 1,000 SF)
UTILITIES	Public water, sewer, and gas
TELECOM/INTERNET	Comcast, Frontier, Verizon
SPRINKLERS	Fully sprinklered



POWER	3-Phase, 1200 amp, 480Y/277
HVAC	(2) 50 ton and (2) 30 ton units and outdoor gas hot water boiler serve the entire building. VAV boxes and reheat coils. DDC control system. Equipment and systems replaced 2019.
ROOF	Standing seam metal roof with galvanized steel 24" wide panels
RESTROOMS	Common Men's and Women's on each floor. Renovated 2022
ELEVATORS	Two (2) Dover 2500 lbs capacity passenger elevators



REGIONAL MAP

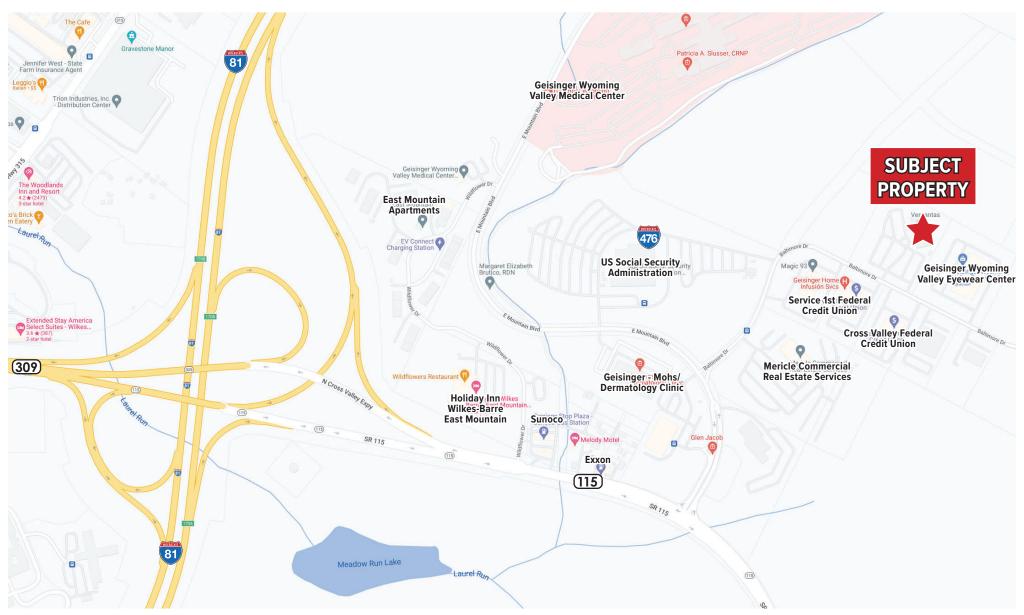






LOCAL MAP





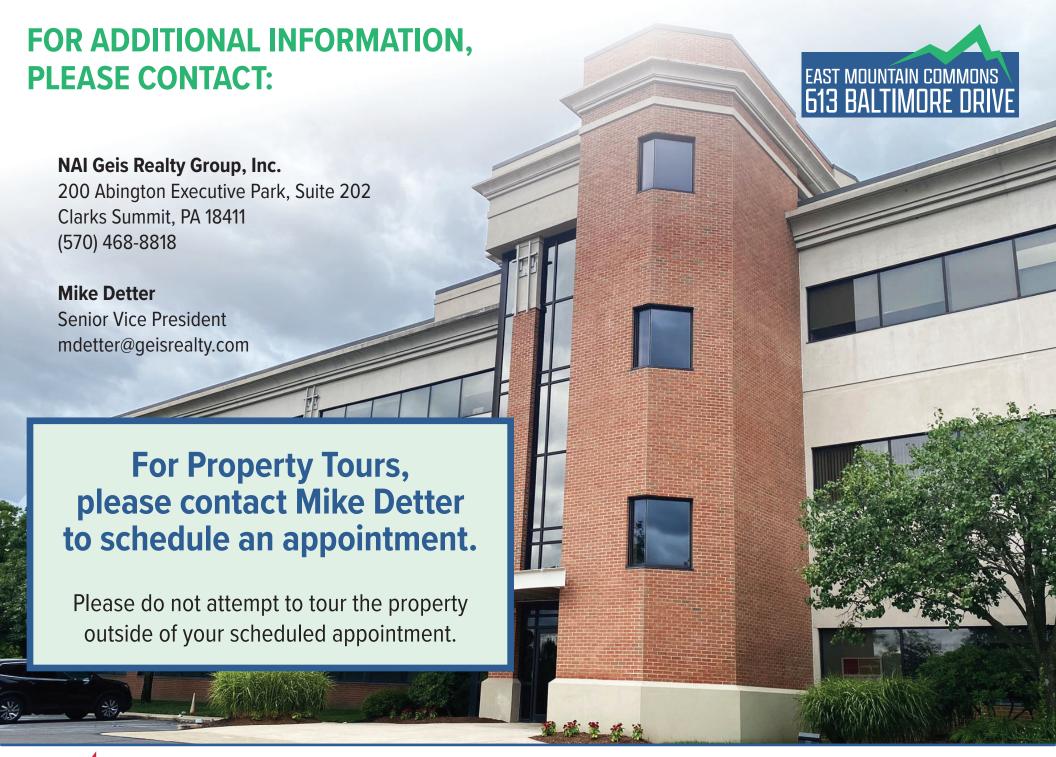


SITE PLAN











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