

395 OAK HILL ROAD

395 Oak Hill Road Mountain Top, PA 18707

FOR LEASE

OFFICE

12,000 SF



PROPERTY DESCRIPTION

12,000SF Class "B" professional office space on the second floor of an upscale multi-tenant building located within the Crestwood Industrial Park. Check out the Matterport Tour available to view on our website.

LEASE RATE:

\$5.00 SF/YR (NNN)

FOR MORE INFORMATION

David Weaver, SIOR

570.820.7700 x402
 david.weaver@naimertz.com

Steve Cole, SIOR

570.820.7700 x401
 steve.cole@naimertz.com

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NAI Mertz

NAI Mertz | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
570-820-7700 | naimertz.com



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PROPERTY HIGHLIGHTS

- 12,000SF
- Large open work space with plenty of natural light
- Four (4) Offices
- Two (2) Conference Rooms
- Two (2) Training Rooms
- IT Room
- Storage Closet
- Kitchenette
- 3 Restrooms
- Elevator access - entry in shared lobby
- Private stairs and lobby
- Security coded office entry
- Ample employee parking
- Availability for gym access to employees
- Main entry attended lobby with waiting area
- Public Utilities
- Fully air conditioned
- Wet sprinkler system



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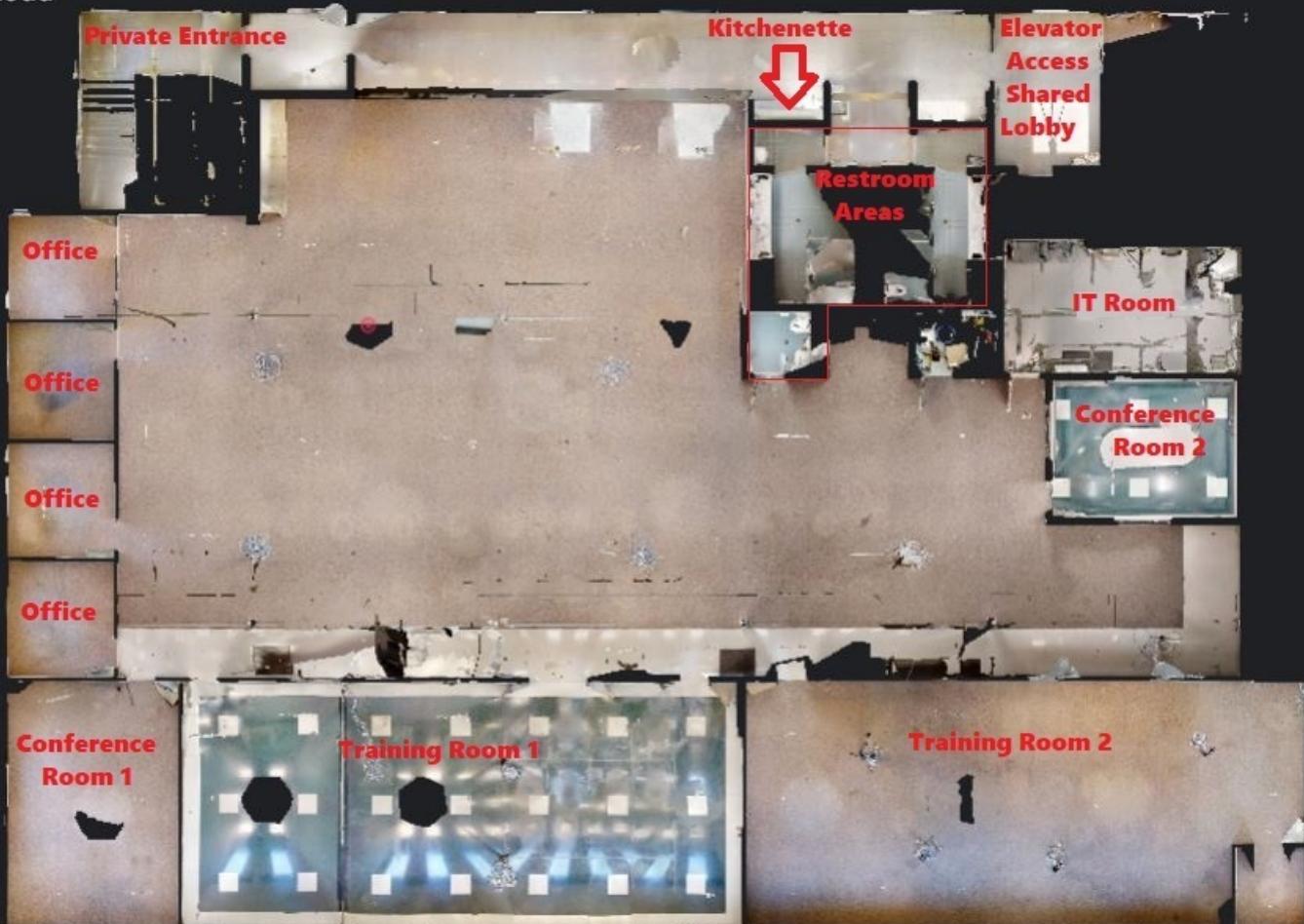
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Presented by NAI Mertz

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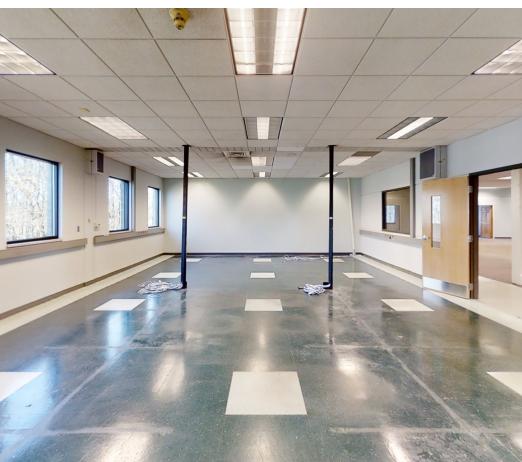
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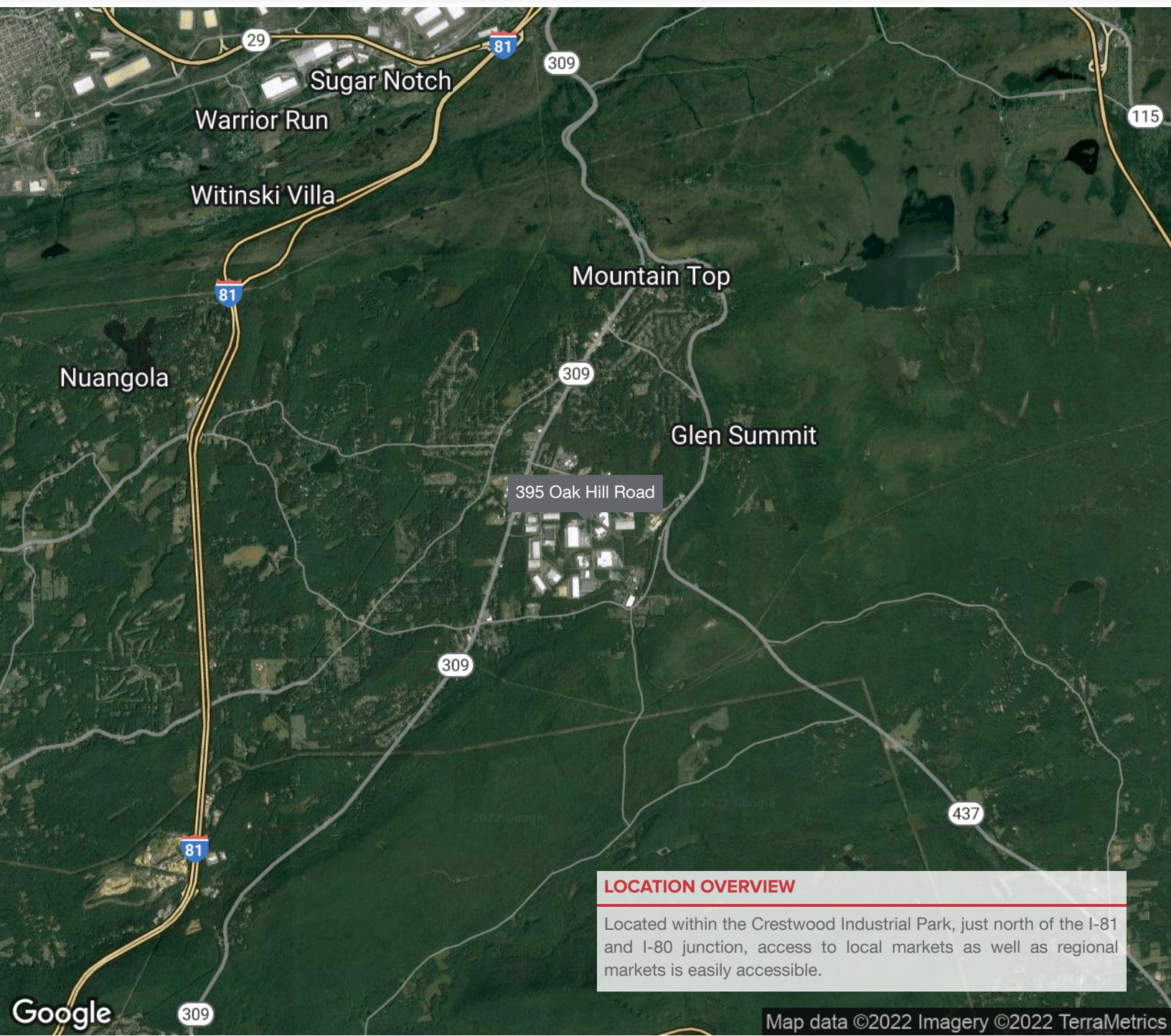
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LOCATION OVERVIEW

Located within the Crestwood Industrial Park, just north of the I-81 and I-80 junction, access to local markets as well as regional markets is easily accessible.

Map data ©2022 Imagery ©2022 TerraMetrics

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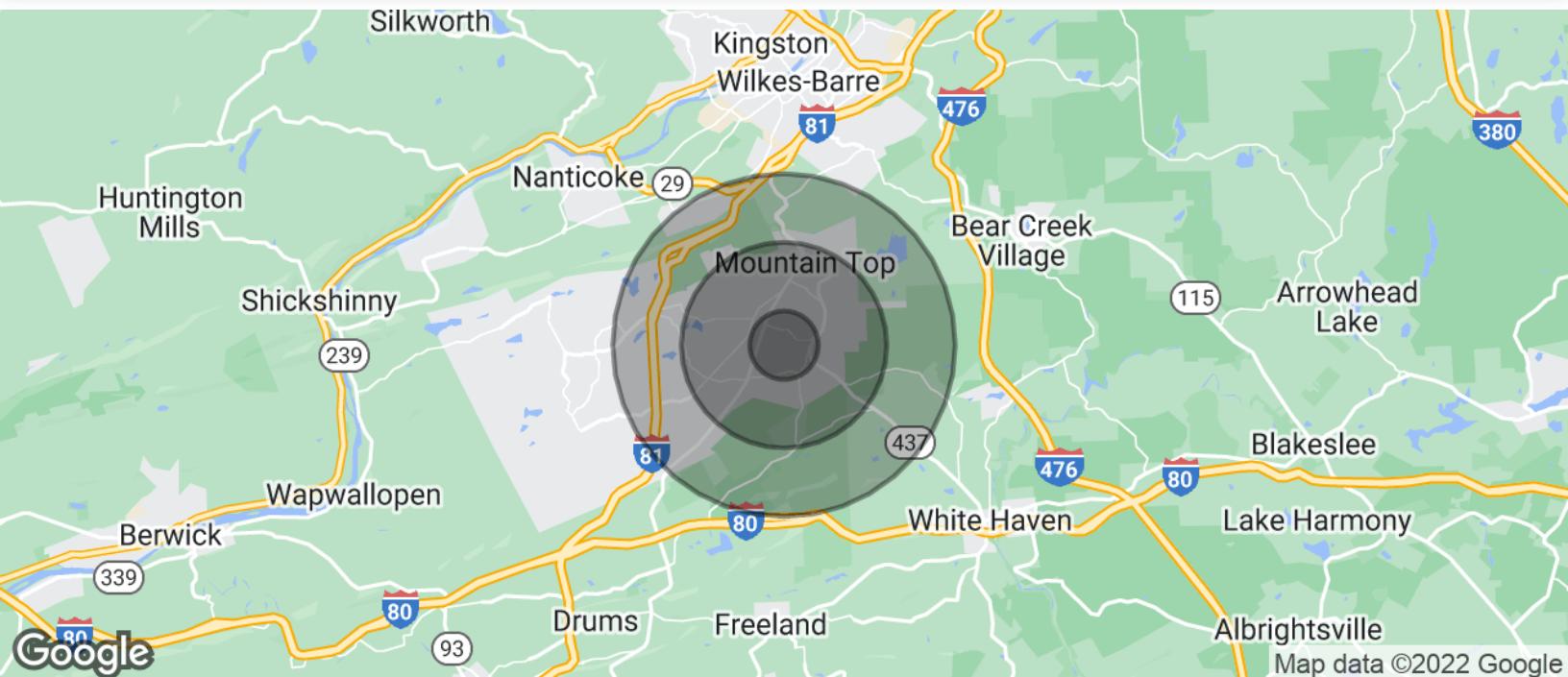
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,737	9,881	17,778
Average Age	46.5	44.3	43.9
Average Age (Male)	41.5	43.2	43.5
Average Age (Female)	49.4	44.8	44.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	702	3,835	7,224
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$96,303	\$99,727	\$91,089
Average House Value	\$234,663	\$266,990	\$236,506

TRAFFIC COUNTS

Crestwood Road	3,395/day
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* Demographic data derived from 2020 ACS - US Census

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