



**FOR
LEASE**

8,399 SF

**600 BALTIMORE DRIVE
EAST MOUNTAIN CORPORATE CENTER
PLAINS TOWNSHIP (WILKES-BARRE), PA**

.....

OFFICE



**OFFICE SPACE NEAR I-81, I-476
AND GEISINGER WYOMING VALLEY MEDICAL CENTER**

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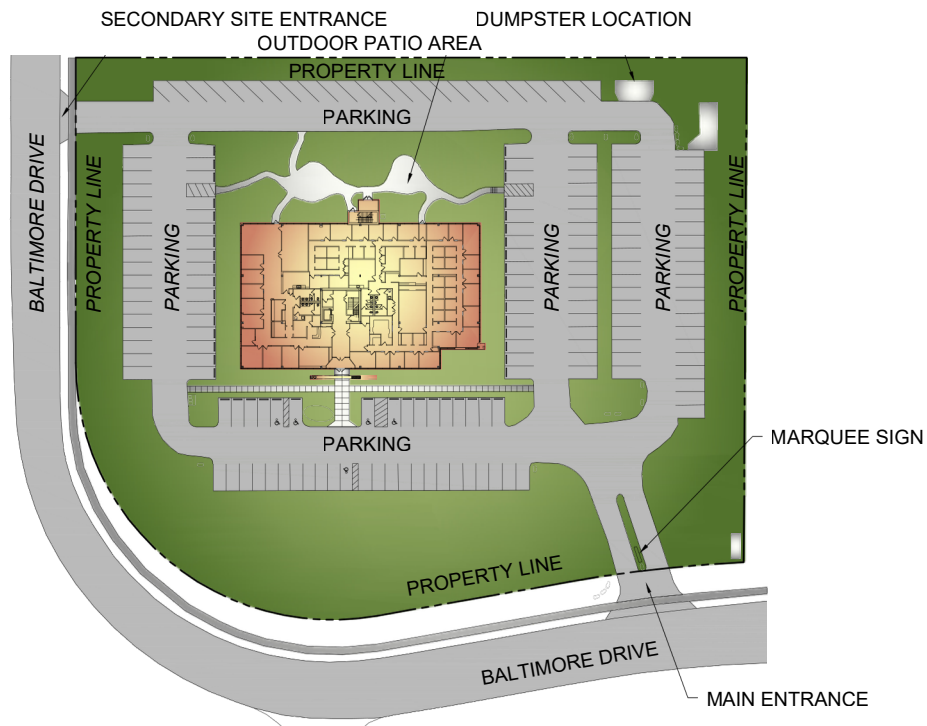
570.823.1100



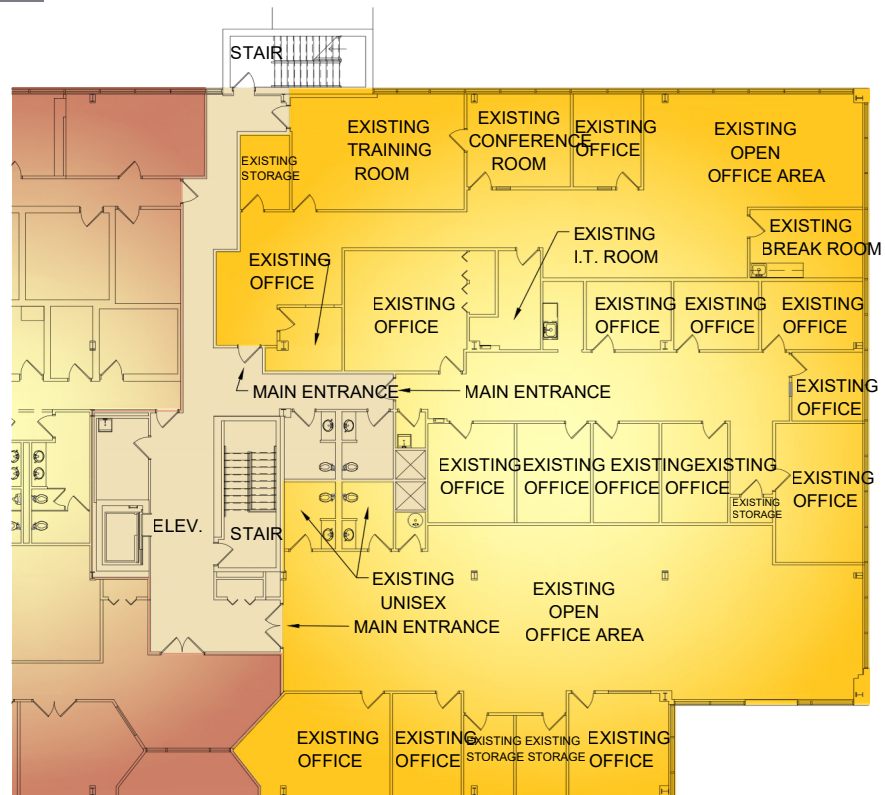
PLANS

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

SITE PLAN



FLOOR PLAN



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SPECS

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SIZE

- ▶ Two-story Office Building contains 31,359 square feet.
- ▶ **AVAILABLE SPACE:** Available space is 8,399 square feet on the second floor
- ▶ **ACRES:** Site contains approximately 3.82 acres.

BUILDING CONSTRUCTION

- ▶ Building structure is steel with 4" concrete floor slabs. The exterior wall finishes consist of a combination of brick masonry veneer and thermally-broken, aluminum frame, ribbon window and storefront window systems.
- ▶ **ROOF:** Roof is a fully-adhered EPDM roof with interior storm leaders.

PARKING

- ▶ On-site parking for approximately ten (10) vehicles.

SITE FEATURES

- ▶ Shared outdoor patio area.
- ▶ Professionally designed and maintained landscaping.
- ▶ Multi-tenant, marquee sign at site entrance.

UTILITIES

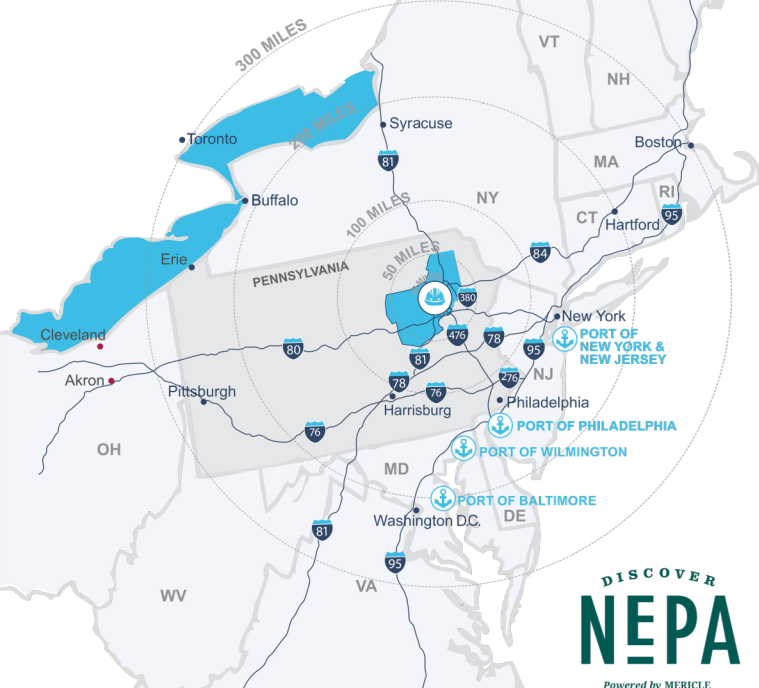
- ▶ **HVAC:** Existing HVAC consists of individually controlled, gas/electric packaged roof-top unit designed for approximate 400 SF per ton.
- ▶ **LIGHTING:** The lighting consists of 2 x 4 drop-in, LED fixtures
- ▶ **POWER:** The electrical service consists of:
 - 100 amps 120/208 volts, 3-phase (2,828 SF suite)
 - 200 Amp, 120/208 volts, 3-phase (2,685 SF suite)
 - 100 amps 120/208 volts, 3-phase (2,886 SF suite)
- ▶ Telecommunication service to the building includes fiber and copper and is provided by *Verizon, Level-3, Frontier Communications, Comcast, and Earthlink.*
- ▶ Provisions for domestic water and natural gas have been provided.
- ▶ **FIRE PROTECTION:** Building is fully sprinklered with an Ordinary Hazard sprinkler system.
- ▶ **UTILITIES:** All utilities shall be separately metered.



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Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

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Mericle is Northeastern Pennsylvania proud.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



TRAVEL DISTANCES

CITY	MI AWAY
Downtown Wilkes-Barre, PA	3
Scranton, PA	20
Delaware Water Gap, PA	57
Allentown, PA	67
Morristown, NJ	96
Philadelphia, PA	113
Harrisburg, PA	116
Port of Newark, NJ	126
New York, NY	128
Syracuse, NY	152
Baltimore, MD	194
Hartford, CT	198
Washington DC	237
Pittsburgh, PA	290
Boston, MA	301



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