

67-69 Public Square

Historic Mixed-Use Development Opportunity
Available for Sale or Lease

Property overview

The Luzerne Bank Building, located at 67-69 Public Square in Wilkes-Barre, PA, stands as the tallest building in the Wyoming Valley. Completed in 1930, the fourteen-story structure with a gabled-roof penthouse was designed in 1928 by New York architect Bertram Cunynham in collaboration with the local firm McCormick and French.

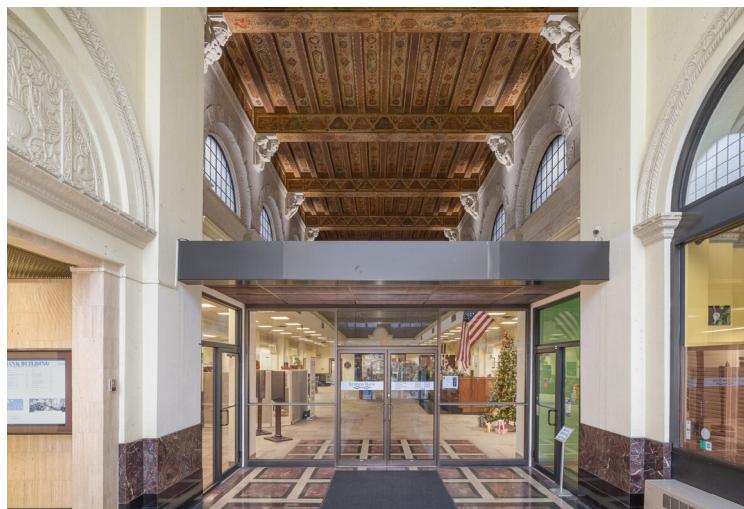
Situated in the heart of downtown Wilkes-Barre, the building lies within a Keystone Innovation Zone and a Federal Qualified Opportunity Zone, a state-designated area offering tax incentives to young, for-profit companies in targeted industries.

The Keystone Innovation Zone ("KIZ") program is an incentive program that provides tax credits to for-profit companies less than eight years old operating within specific targeted industries within the boundaries of a Keystone Innovation Zone ("KIZ"). With a total pool of up to \$15 million in tax credits available to KIZ companies annually, the KIZ tax credit program significantly contributes to the ability of young KIZ companies to transition through the stages of growth.

Tax credits must be applied against the tax liability of a KIZ company for the tax year in which the KIZ Tax Credit was issued. Unused KIZ Tax Credits may be applied against the tax liability of the KIZ company for up to five years from date the KIZ Tax Credit is issued or may be reassigned/sold to another taxpayer.

The Federal Qualified Opportunity Zone program concentrates on an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as Federal Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation of authority to the Internal Revenue Service. Designated Federal Opportunity Zones may not be added or altered at this time.

A Federal Qualified Opportunity Fund is an investment vehicle that is set up as either a partnership or corporation for investing in eligible property that is located in a Federal Opportunity Zone and that utilizes the investor's gains from a prior investment for funding the Federal Opportunity Fund.



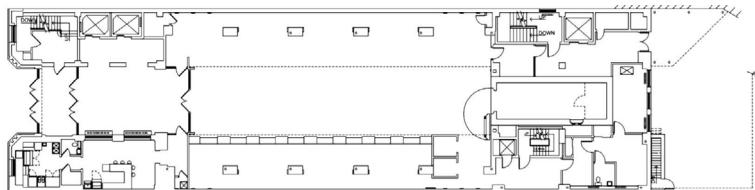
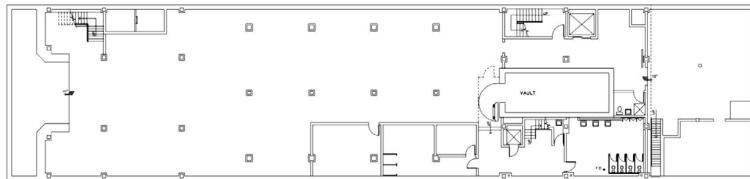
Building specifications

Overview

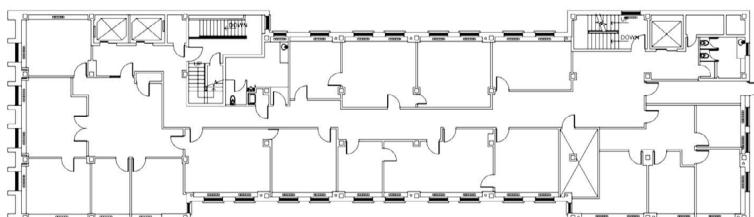
- 15-story building
- Total space: 93,410 sq ft
- Located in a Keystone Innovation Zone and Federal Qualified Opportunity Zone
- 3MW of power available now with the opportunity to expand
- Mixed use opportunity suited for office or full adaptive reuse for apartments, senior living, student housing, etc.

Usable space

- 6,200 sq ft per floor
- Applicable to floors 5-14
- Basement is 7,500 sq ft
- 7,878 sq ft of ground level space with 4 story atrium lobby ideal for restaurant or retail space
- Dedicated off street parking located in the rear of the building



1st floor plan



5th floor plan

Current zoning

Zoning

- Zone code: C-3
- Zone name: Commercial Central
- Zone type: Commercial
- Zone sub type: Core commercial
- Jurisdiction: Wilkes Barre

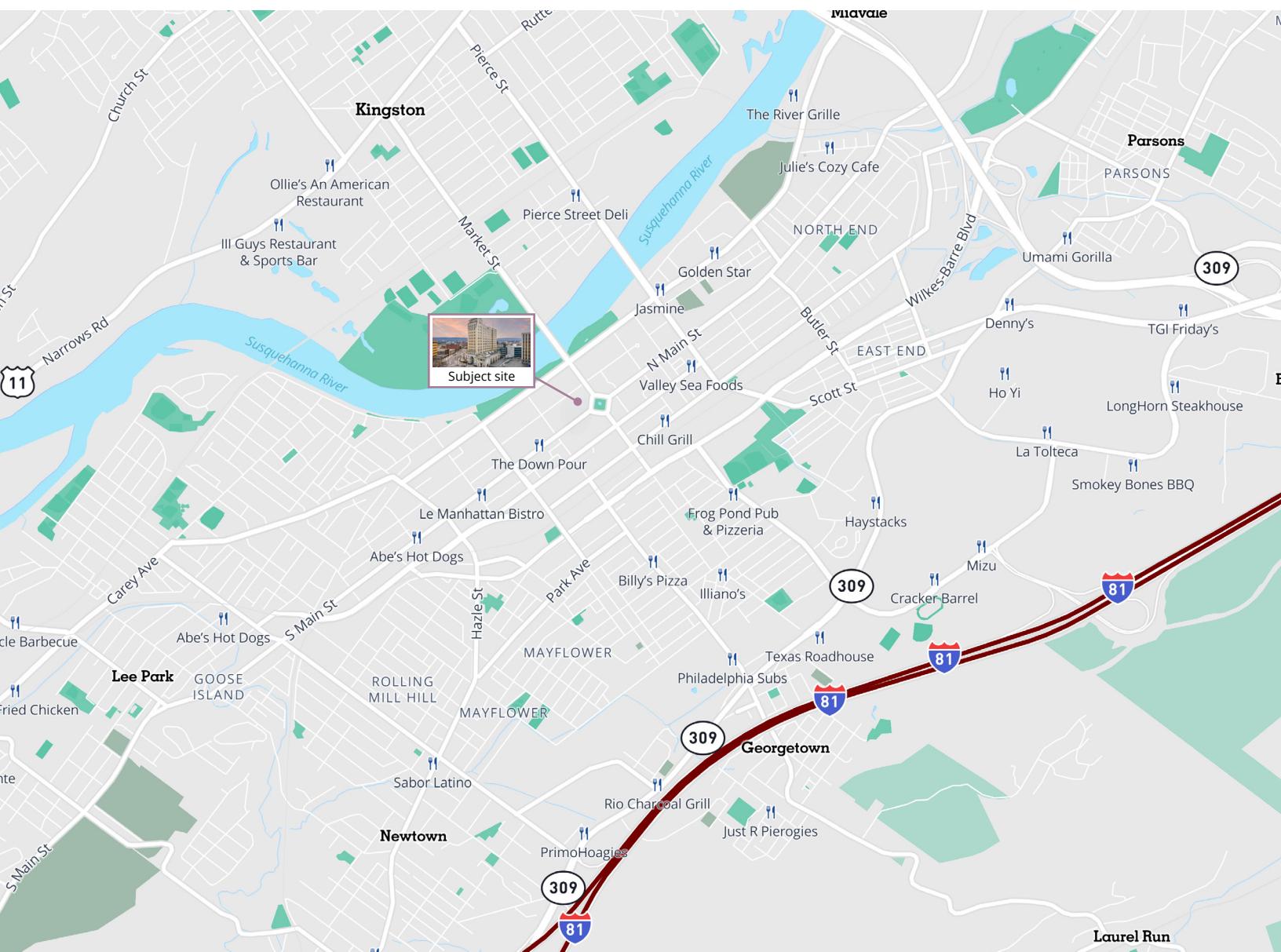
[Click here to view full zoning overview.](#)

Current use	Square footage	# of floors	Percentage %
Gross above ground	93,410	-	-
Mezzanine floors	5,250	-	-
Penthouse	1,500	-	-
Full floors (lobby & 5-14)	7,878	-	-
Retail floors	7,878	1	8%
Apartment floors	25,135	3	27%
Office floors	56,897	7	61%
Data center	3,500	-	4%

Location

67-69 Public Square in Wilkes-Barre, PA is strategically located in the city's downtown core with excellent access to major highways. The property is just a few miles from Interstate 81, a primary north-south route through northeastern Pennsylvania, providing direct connectivity to Scranton, Harrisburg, and beyond. Interstate 476 (the Pennsylvania Turnpike Northeast Extension) is also nearby, offering extended regional access. U.S. Route 11 runs directly through Wilkes-Barre, enhancing local mobility and linking surrounding communities. This highway access makes the location ideal for commuter and businesses seeking regional convenience.

The building is surrounded by a wide range of amenities within walking distance. Dining, retail, and cultural options abound, including restaurants, bars, and the historic F.M. Kirby Center for the Performing Arts. In addition, the location is close to educational institutions like King's College and Wilkes University, as well as River Common Park along the Susquehanna River. This blend of accessibility and urban amenities makes 67-69 Public Square a vibrant and practical destination.



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