



### Office Space Available for Lease

ADDRESS 5 Pethick Street, Plains, Luzerne County, PA 18702

PARCEL LOCALE Property is located on Pethick Street in the Plains Township, just off Route 315.

Unit	Space Location	Available Square Feet	Rent	Use
1b	In-line	± 1,250	\$18/SF gross (includes utilities)	Office
3	In-line	± 2,500	\$14/SF plus utilities	Office
4	In-line	± 2,100	\$14/SF plus utilities	Office

PARCEL AREA ± 1.079 Acres.

BATHROOMS Private restrooms in each unit.

HVAC Heating, Ventilating and Air Conditioning included in unit (gas heat).

UTILITIES Electric, Natural Gas, Public Water and Public Sewer.

PARKING 60 plus shared, paved, and striped spaces.

ZONING B-3: Highway Commercial District (Plains Township).

RENT/TERM **\$15.00/SF gross plus separately metered electric and gas (water included). Trash removal and interior janitorial are Tenant’s responsibility. Negotiable Term.**

REMARKS 3 units of ± 1,250 SF, ± 2,500 SF and ± 2,100 SF, available for lease at 5 Pethick Street in Plains. Ample parking available for tenant and customer use. Lease rate does not include gas, electric, trash or interior janitorial. Units currently demised as office space.

5 Pethick Street - Info 9/1/2024

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