



Restaurant Available for Lease

ADDRESS	380 Coal St Wilkes-Barre, PA 18702								
LOCATION	9,000 SF space for lease located close to the intersection of Coal St and Wilkes Barre Township Blvd (Route 309)								
PARCEL	<table border="1"> <thead> <tr> <th>Unit</th> <th>Space Location</th> <th>Unit Square Feet (+/-)</th> <th>Base Rent</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>All or Subdivide</td> <td>9,000</td> <td>\$16.00/PSF</td> </tr> </tbody> </table>	Unit	Space Location	Unit Square Feet (+/-)	Base Rent	1	All or Subdivide	9,000	\$16.00/PSF
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1	All or Subdivide	9,000	\$16.00/PSF						
CONSTRUCTION	Brick veneer with shingle roof.								
INTERIOR FINISH	Currently configured as former restaurant. Potential future renovation to office.								
BATHROOMS	Bathrooms installed with current configuration.								
HVAC	Heating, Ventilating and Air Conditioning.								
UTILITIES	Electric, Natural Gas, Public Water, and Public Sewer								
PARKING	Approximately 64 paved and striped spaces with an striped overflow lot.								
ZONING	C-4: Commercial Heavy (Wilkes-Barre)								
RENT/TERM	\$16.00 NNN, plus utilities								
REMARKS	Former Arena Bar and Grill located along Coal St. Current configuration is as a restaurant with tables, bar, several open rooms, kitchen with cold storage and bathrooms. Potential to renovate the space as an office in the future. Building has large Pylon sign on the street side of the property.								