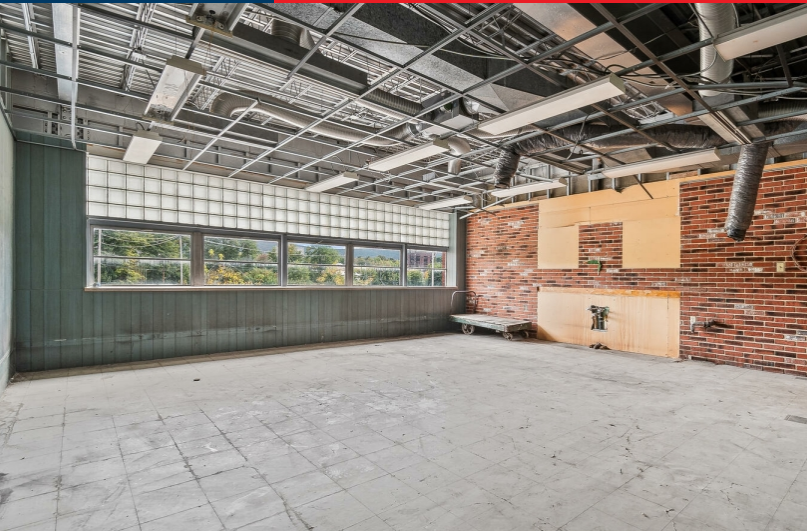


FOR LEASE

## 18K SF (±) of Office Space in Downtown Wilkes-Barre

90 E. Union Street  
Wilkes-Barre, PA 18701

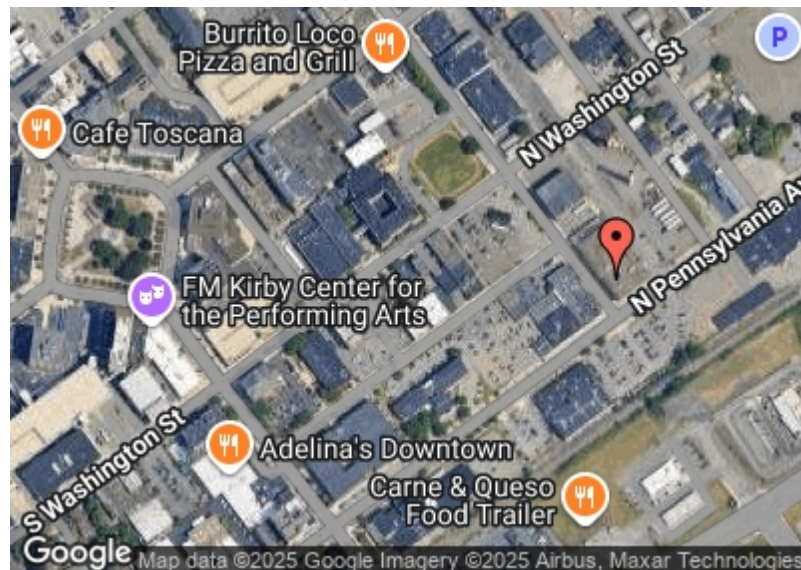


### PROPERTY SUMMARY

This second-floor vacancy offers 18K SF (±) of adaptable office space, presenting a blank canvas for tenant-specific build-outs. The open floorplate allows for efficient design of private offices, exam rooms, open workstations, or collaborative spaces, while the scale supports single-user occupancy or divisibility for multiple tenants. Ownership is prepared to work with incoming tenants on a tailored build-out that aligns with operational requirements, whether for professional services, medical offices, or institutional use.

- The space is elevator-served and ADA compliant, ensuring accessibility for staff and visitors. Multiple restrooms and flexible core areas create a foundation for departmental separation or shared amenities. Tenants also benefit from the property's downtown location, on-site parking, and immediate highway access, while expansion opportunities within the building include 6K SF (±) of finished office space, 6.4K SF (±) warehouse suite with dock and cooler access, and 25K SF (±) of lower-level storage. Together, these options provide a rare opportunity to combine large-scale office with warehousing or specialty space under one roof in Wilkes-Barre.

Total Building SF	75K SF (±)
Available For Lease	18K SF (±) / \$10 NNN
Available For Lease	6K SF (±) / \$11 NNN
Available For Lease	6.9K SF (±) / \$9 NNN
Available For Lease	25K SF (±) / \$3 PSF



**MATTHEW NELSON**

Realtor

Mobile: (570) 614-9694

realtormatthewnelson@gmail.com

License #: RS372694

**JONATHAN J. NELSON**  
REAL ESTATE  
www.jjnre.com

Jonathan J. Nelson Real Estate

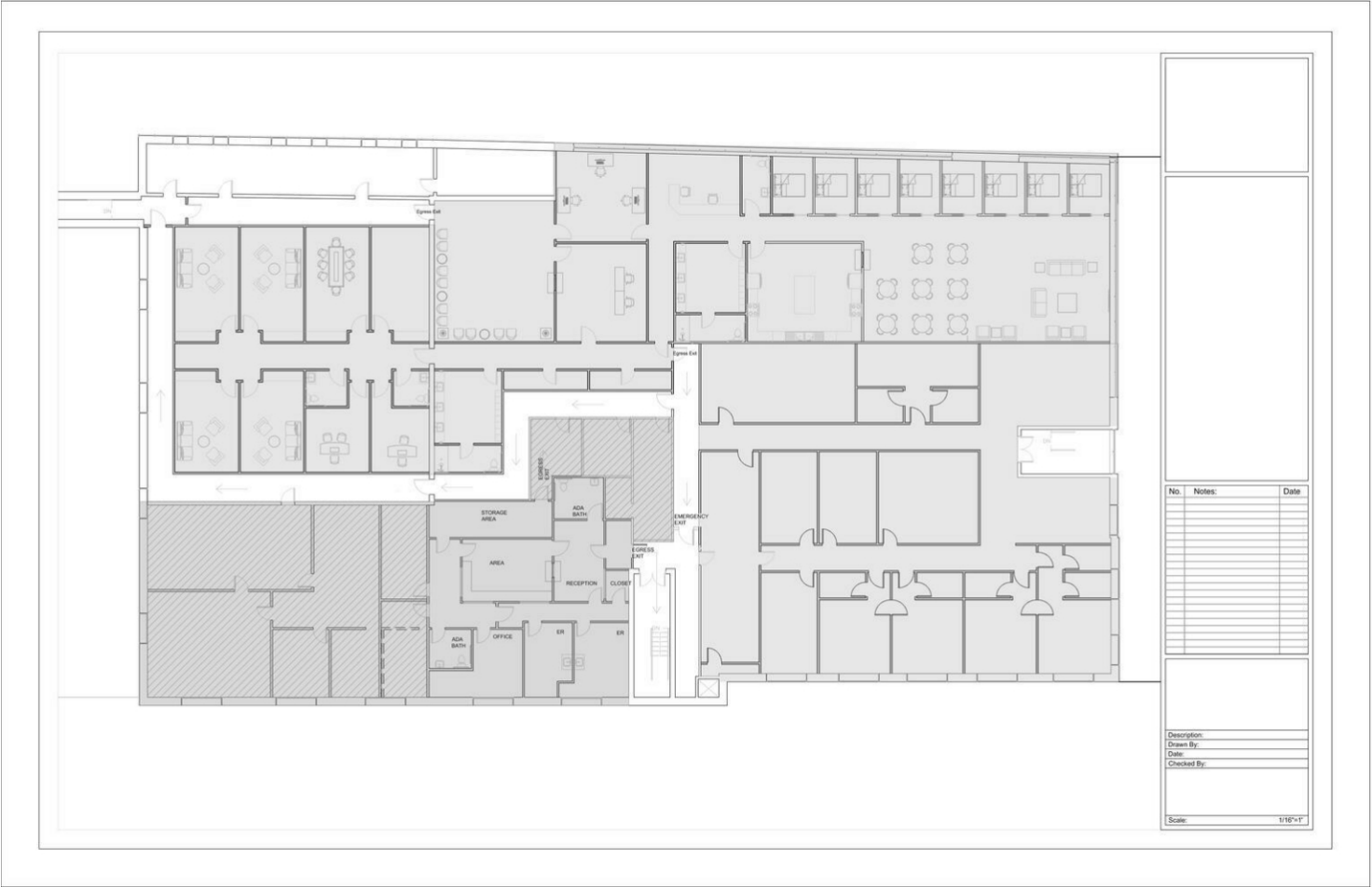
9 N. Main Street, Suite #9  
Pittston, PA 18640

Office: (570)212-9583  
www.jjnre.com

**FOR LEASE**

## 18K SF (±) of Office Space in Downtown Wilkes-Barre

90 E. Union Street  
Wilkes-Barre, PA 18701



Realtor

Mobile: (570) 614-9694

realtormatthewnelson@gmail.com

License #: RS372694

**JONATHAN J.  
NELSON**  
**REAL ESTATE**  
[WWW.JJNR.COM](http://WWW.JJNR.COM)

Jonathan J. Nelson Real Estate

9 N. Main Street, Suite #9  
Pittston, PA 18640

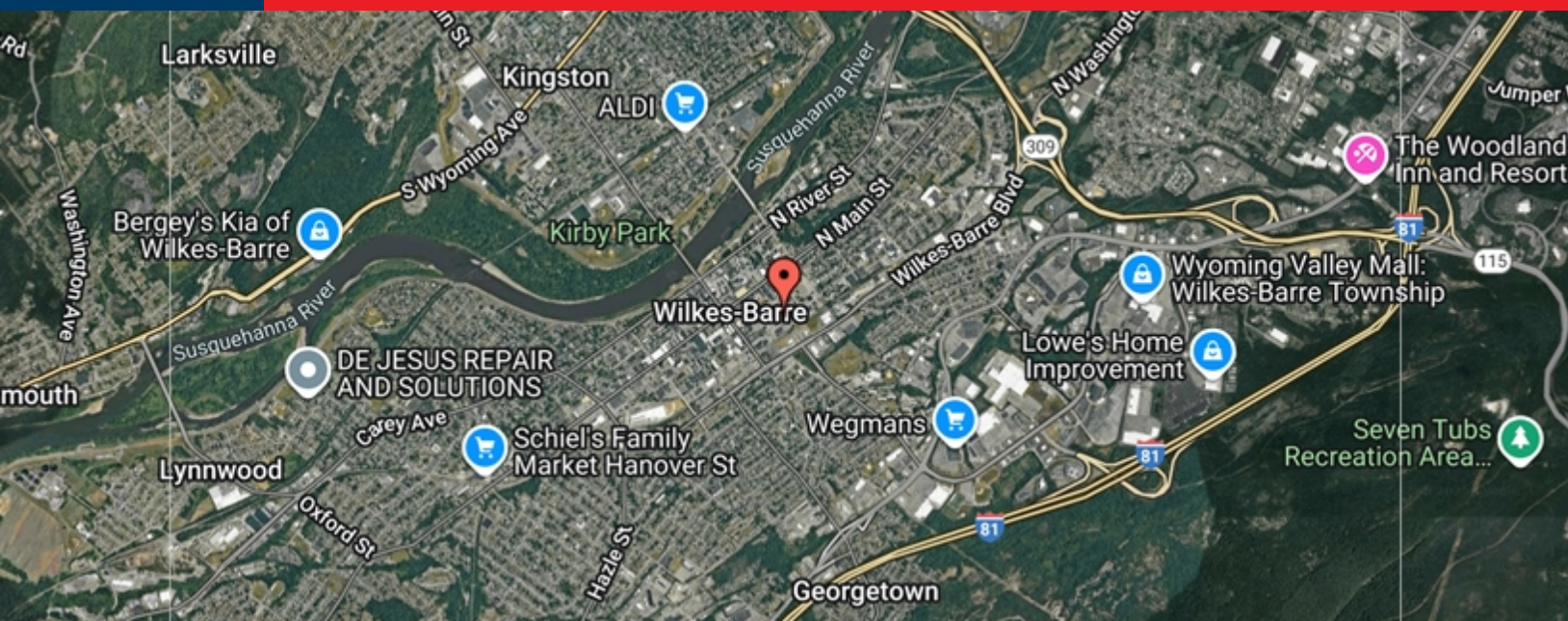
Office: (570)212-9583  
www.jjnre.com



FOR LEASE

## 18K SF (±) of Office Space in Downtown Wilkes-Barre

90 E. Union Street  
Wilkes-Barre, PA 18701



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,821	90,916	123,444
2010 Population	19,033	86,623	117,408
2025 Population	21,609	90,428	120,903
2030 Population	21,823	90,920	121,580
2025-2030 Growth Rate	0.2 %	0.11 %	0.11 %
2025 Daytime Population	31,024	104,778	138,202

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,891	6,096	7,512
\$15000-24999	996	3,471	4,495
\$25000-34999	718	3,297	4,584
\$35000-49999	1,181	4,974	6,723
\$50000-74999	1,206	6,760	9,471
\$75000-99999	759	4,925	6,634
\$100000-149999	596	4,906	6,865
\$150000-199999	280	1,973	3,061
\$200000 or greater	188	1,892	2,591
Median HH Income	\$ 38,543	\$ 53,768	\$ 55,732
Average HH Income	\$ 52,701	\$ 71,761	\$ 74,112

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,934	38,781	52,462
2010 Total Households	7,392	37,144	50,573
2025 Total Households	7,814	38,293	51,935
2030 Total Households	7,907	38,675	52,455
2025 Average Household Size	2.23	2.23	2.22
2025 Owner Occupied Housing	2,735	20,036	29,292
2030 Owner Occupied Housing	2,883	20,728	30,233
2025 Renter Occupied Housing	5,079	18,257	22,643
2030 Renter Occupied Housing	5,024	17,947	22,222
2025 Vacant Housing	1,320	5,201	6,856
2025 Total Housing	9,134	43,494	58,791

MATTHEW NELSON

Realtor

Mobile: (570) 614-9694

realtormatthewnelson@gmail.com

License #: RS372694

**JONATHAN J.  
NELSON**  
REAL ESTATE  
WWW.JJNRE.COM

Jonathan J. Nelson Real Estate

9 N. Main Street, Suite #9  
Pittston, PA 18640

Office: (570)212-9583  
www.jjnre.com



FOR LEASE

## 18K SF (±) of Office Space in Downtown Wilkes-Barre

90 E. Union Street  
Wilkes-Barre, PA 18701



**MATTHEW NELSON**

Realtor

Mobile: (570) 614-9694

realtormatthewnelson@gmail.com

License #: RS372694

**JONATHAN J.  
NELSON**  
REAL ESTATE  
WWW.JJNRE.COM

Jonathan J. Nelson Real Estate

9 N. Main Street, Suite #9  
Pittston, PA 18640

Office: (570)212-9583  
www.jjnre.com



FOR LEASE

## 18K SF (±) of Office Space in Downtown Wilkes-Barre

90 E. Union Street  
Wilkes-Barre, PA 18701



**MATTHEW NELSON**

Realtor

Mobile: (570) 614-9694

realtormatthewnelson@gmail.com

License #: RS372694

**JONATHAN J. NELSON**  
REAL ESTATE  
[www.jjnre.com](http://www.jjnre.com)

Jonathan J. Nelson Real Estate

9 N. Main Street, Suite #9  
Pittston, PA 18640

Office: (570)212-9583  
[www.jjnre.com](http://www.jjnre.com)