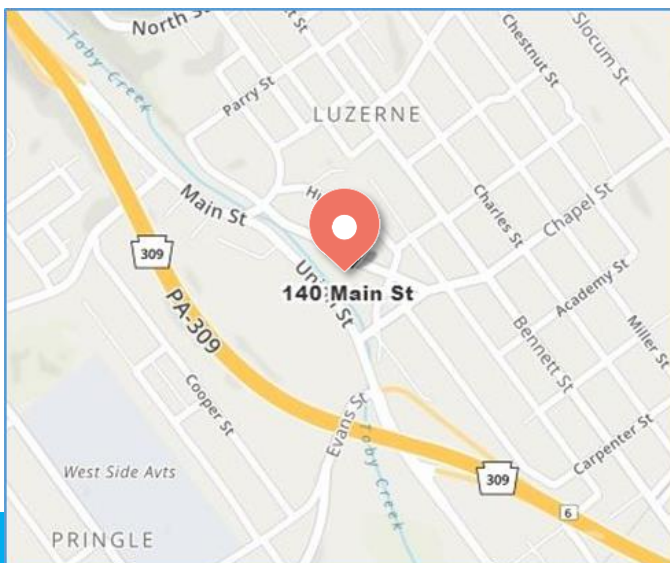


140 MAIN STREET  
LUZERNE, PA 18709

LEASE PRICE: \$14.00/SF



1,500 SF+/- OFFICE/RETAIL SPACE



1,500 SF+/- of professional office space available immediately for lease on 2nd floor of this brick 2-story building with upscale retail on first floor. Space consists of reception area, conference room, 5 offices and 1 restroom. Great location with dedicated and public parking. Perfect for union, tax, insurance, financial, contractor, visiting nurse, attorney, consultant, engineer or architect office! Retail users permitted as well. Landlord open to negotiations.

**Directions:** Take Rt. 309 north towards Dallas to Exit 6 (Luzerne). Make a right on to Union St. and a quick right onto Buckingham and an immediate left onto Tener St. at stop sign. Make a left onto Main Street and proceed approximately 350'. See sign on left just past Luzerne Bank.

**For Information Contact:**

Julia Namutka, Sales & Leasing Associate

[jnamutka@mericle.com](mailto:jnamutka@mericle.com)

Office: 570.823.1100 \* Cell: 570.881.9512

# PROPERTY DETAILS

Building located on Main Street among an abundance of businesses including restaurants, coffee shop, bank and specialty shops surrounded by roof tops and a nearby shopping center. Location offers quick access to Rt. 309 North & South allowing employees or clients to quickly and easily locate your office.

## SIZE

- 3,000 SF 2-story office building
- 1,500 SF office space on 2<sup>nd</sup> level
- Situated on .11+/- acres

## LOCATION

- 140 Main Street, Luzerne, PA
- On busy Main Street
- Nearby access to Rt 309 Exit 6 On/Off Ramps
- Next to Luzerne Bank
- Zoned B-1 (Community Business)

## UTILITIES

- Landlord pays water, sewer and trash
- HVAC units for air conditioning and forced hot air heat
- Public sewer
- Domestic water
- PA American Water Co., UGI, Comcast

## SITE AMENITIES

- On site paved parking
- Professionally landscaped
- Access to Route 309 North and South
- On busy Main Street with local restaurants, gas station, bank, coffee shop and specialty shops

## BUILDING DETAILS

- Includes existing office furniture
- Brick and block exterior with flat rubber roof
- Plenty of windows providing abundance of natural light to offices
- Conference room with view of Main Street
- Executive office facing Main Street
- Interior carpet flooring with horizontal window blinds
- Private entrance and exits to upper level



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.

570.823.1100  
mericle.com



East Mountain Corporate Center  
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Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

