

FOR LEASE

6K SF (±) of First-Floor Office Space

90 E. Union Street
Wilkes-Barre, PA 18701



PROPERTY SUMMARY

Functional & adaptable layout designed to meet the needs of professional, administrative, or medical users. Mix of private offices provides space for executives, providers, or focused work, while larger conference rooms and open areas accommodate team meetings, training sessions, or collaborative departments while the central reception creates a welcoming entry point for clients or patients. Multiple restrooms and lunchroom provide convenience, and the floorplan allows tenants to organize departments efficiently or create shared spaces for cross-functional use.

- Tenants seeking additional capacity can expand with options that include 18K SF (±) of office space, 25K SF (±) of storage or warehouse space, and a 6,400 SF (±) suite with loading docks and refrigerated warehousing.
- The suite is well-positioned for healthcare use, with private offices adaptable for exam rooms, conference areas suited for staff or labs, and full ADA accessibility. Expansion options within the building allow practices to combine administrative, clinical, and support functions under one roof.

Total Building SF	75K SF (±)
Available For Lease	6K SF (±) / \$11 NNN
Available For Lease	6.9K SF (±) / \$9 NNN
Available For Lease	18K SF (±) / \$10 NNN
Available For Lease	25K SF (±) / \$3 NNN
Private Offices	Four
Conference Rooms	Two



MATTHEW NELSON

Realtor

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Jonathan J. Nelson Real Estate

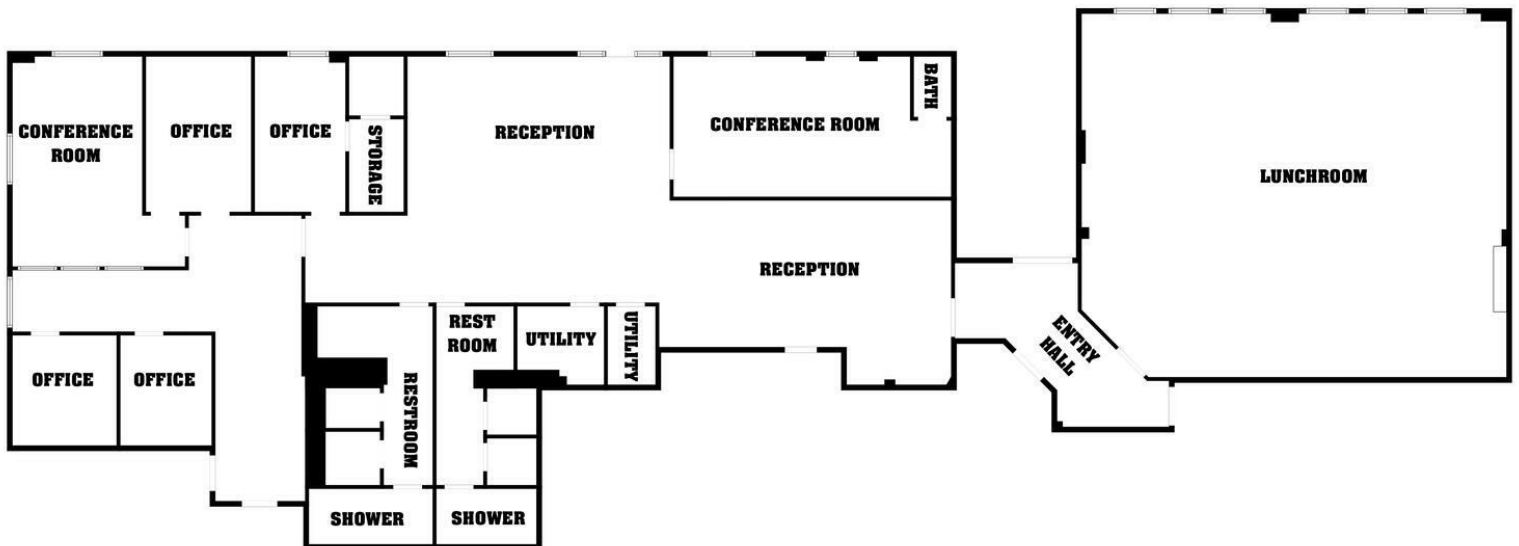
9 N. Main Street, Suite #9
Pittston, PA 18640

Office: (570)212-9583
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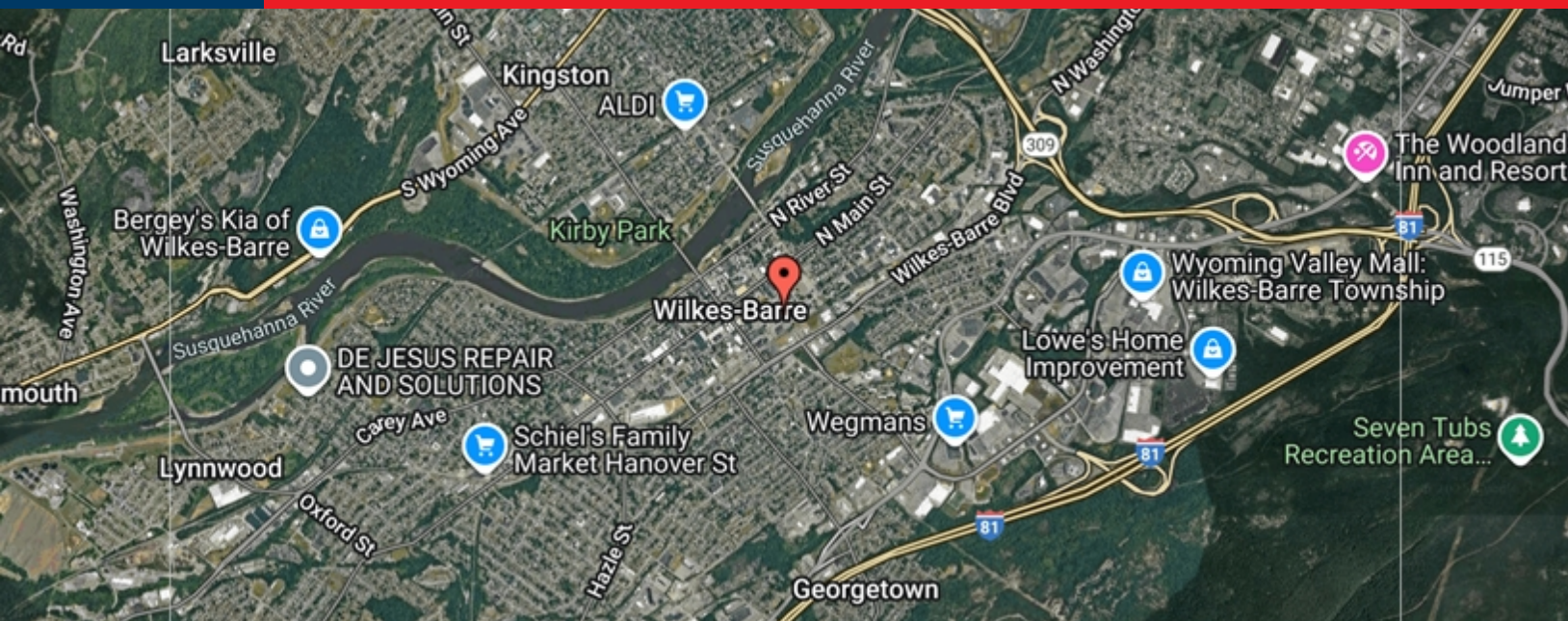
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,821	90,916	123,444
2010 Population	19,033	86,623	117,408
2025 Population	21,609	90,428	120,903
2030 Population	21,823	90,920	121,580
2025-2030 Growth Rate	0.2 %	0.11 %	0.11 %
2025 Daytime Population	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

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