1201 OAK STREET



CENTERPOINT COMMERCE & TRADE PARK WEST PITTSTON TOWNSHIP, PA



PRIME OFFICE/MEDICAL SPACE ADJACENT TO I-81& I-476



DIRECTIONS TO 1201 OAK STREET:

- **Traveling North on I-81:** Take Exit 175 (Pittston/Route 315 North). Merge onto Route 315 north. At traffic signal, turn left onto Oak Street. Drive 1/10th of a mile, entrance on left.
- **Traveling South on I-81:** Take Exit 175A (Pittston/Route 315 South). Follow Rt. 315 south 1/2 mile to first traffic signal. Turn right at traffic signal (Oak Street). Drive 1/10th of a mile, entrance on left.
- **Traveling on I-476 (PA Turnpike):** Take Exit 115 (Route 315/ Wyoming Valley). Follow Rt. 315 south 1/4 mile to first traffic signal. Turn right at traffic signal (Oak Street). Drive 1/10th of a mile, entrance on left.

PLANS AND SPECIFICATIONS

PROPERTY INFORMATION

- Available Space: 122,226 (412'4"x317'0") SF, divisible
- Acreage: 23.86 acres
- Building Type: Single Story Office Commercial Building
- **Office space**: Build-to-suit
- **Roof**: Rubber, installed in 2008
- **Parking**: 674 vehicles, room for +/- 300 additional

LOCATION

- Less than 1/2 mile from I-81 and 1-476
- More than 470,000 live within 20 miles of the park
- 3.1 miles from the Wilkes-Barre/Scranton International Airport
- More than 470,000 live within 20 miles of the park



TWO HOUR DRIVE

FROM NEW YORK CITY, PHILADELPHIA, AND HARRISBURG.

PROPOSED FLOOR PLAN

UTILITIES

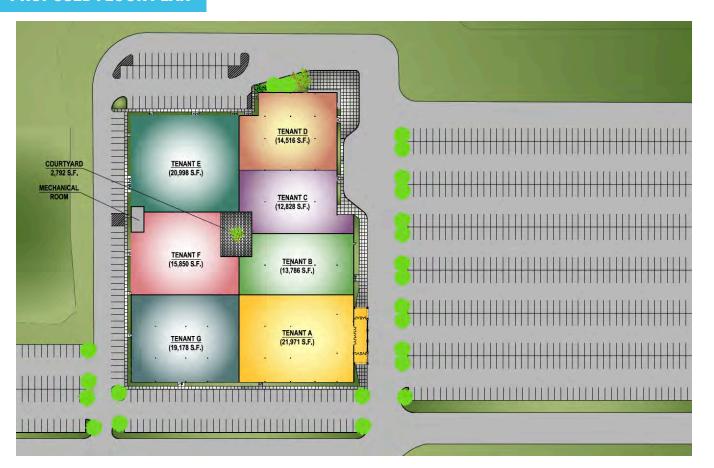
- Electricity: PPL
- Water: Pennsylvania American Water Company
- Natural Gas: UGI
- Sewer: Public
- Telecom: Comcast, Verizon, & Frontier
- Fire Protection: Wet sprinkler system

EMPLOYMENT & UNEMPLOYMENT DATA

FOR LACKAWANNA & LUZERNE COUNTIES

NEPA CIV. LABOR FORCE	EMP.	UNEMP.	NEPA RATE %	PA RATE %	U.S. RATE %
267,400	249,600	17,800	6.5%	5.5%	5.6%
267,700	252,200	15,900	5.8%	5.4%	5.5%
260,900	242,300	18,700	7.2%	5.6%	6.3%
270,800	245,300	25,600	9.5%	7.9%	7.6%
270,300	244,800	25,500	9.4%	7.6%	8.2%
264,600	239,800	24,700	9.3%	7.9%	8.9%
	LABOR FORCE 267,400 267,700 260,900 270,800 270,300	LABOR FORCE EMP. 267,400 249,600 267,700 252,200 260,900 242,300 270,800 245,300 270,300 244,800	LABOR FORCE EMP. UNEMP. 267,400 249,600 17,800 267,700 252,200 15,900 260,900 242,300 18,700 270,800 245,300 25,600 270,300 244,800 25,500	LABOR FORCE EMP. UNEMP. RATE % 267,400 249,600 17,800 6.5% 267,700 252,200 15,900 5.8% 260,900 242,300 18,700 7.2% 270,800 245,300 25,600 9.5% 270,300 244,800 25,500 9.4%	LABOR FORCE EMP. UNEMP. RATE % RATE % 267,400 249,600 17,800 6.5% 5.5% 267,700 252,200 15,900 5.8% 5.4% 260,900 242,300 18,700 7.2% 5.6% 270,800 245,300 25,600 9.5% 7.9% 270,300 244,800 25,500 9.4% 7.6%

Source: www.workstats.dll.pa.gov



COMMERCIAL REAL ESTATE SERVICES EAST MOUNTAIN CORPORATE CENTER 100 BALTIMORE DRIVE WILKES-BARRE, PA 18702 DEVELOPMENT DIVISION 570.823.1100