

PREMIER CLASS A OFFICE BUILDING LACKAWANNA COUNTY



DIRECTIONS TO OUR BUILDING:

I-81 North

Interstate 81 North to Montage Mountain Road-Exit 182, toward Davis Street. Turn left onto Montage Mountain Road. At traffic signal turn right onto E.D. Preate Drive.

I-81 South

Interstate 81 South to Exit-182A toward Montage Mountain Road. Merge onto Davis Street. At traffic signal stay straight to go onto E.D. Preate Drive.

EXCEPTIONAL QUALITY OF LIFE!

The W.W. Scranton Office Park at Montage is located on the prestigious Montage Mountain. Tenants are surrounded by breathtaking views combined with immediate access to retail shops, restaurants, airport, cultural and recreational amenities. Strategically positioned with immediate access from Interstate 81, the park is located in the Center of the Boston-Washington Corridor and is within a two hour driving distance of major metropolitan markets including, New York City, Philadelphia, Harrisburg and Syracuse.

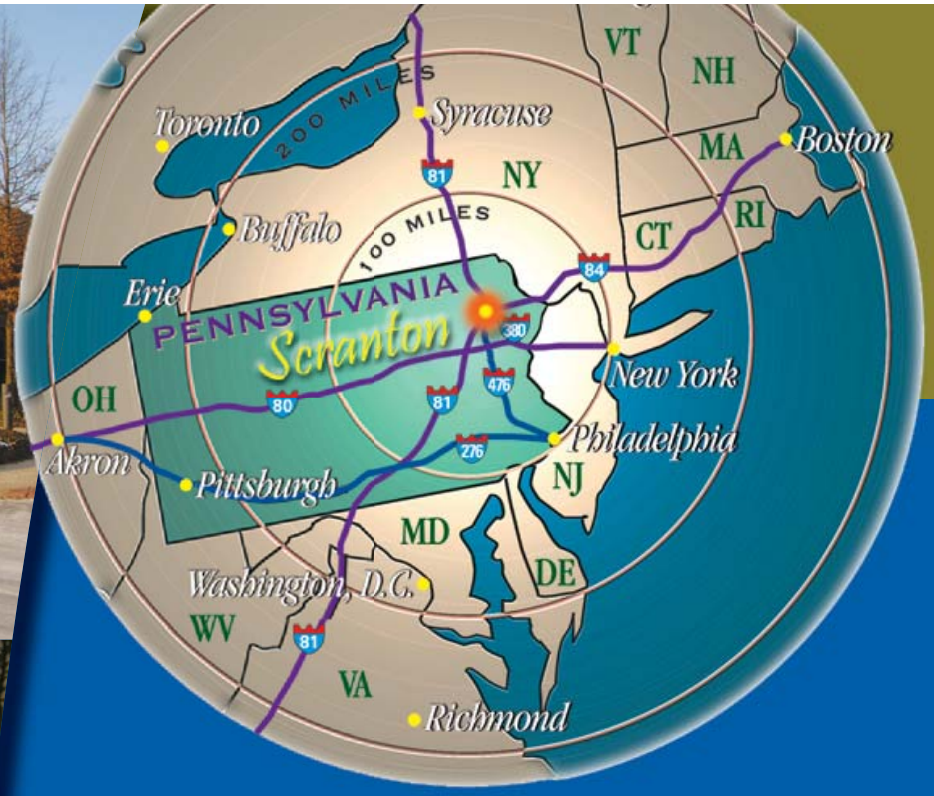
Greater Scranton has a strong educational infrastructure. The region is served by 24 two- year and four-year colleges and universities enrolling more than 65,000 students. Seven of these colleges, universities and technical schools are located within Lackawanna County. Not only will Scranton's educational institutions provide you with a skilled workforce they will customize training programs to meet your training needs.



THE SCRANTON PLAN
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SCRANTON, PA 18501
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**W.W. SCRANTON OFFICE
PARK AT MONTAGE**
10 E.D. Preate Drive
Moosic, PA



W.W. SCRANTON OFFICE PARK AT MONTAGE

Prominently situated on prestigious Montage Mountain, this Class A office building is adjacent to Interstate 81 and offers easy access to an array of restaurants, hotels and retail shops. Abundant parking and state-of-the-art telecommunications makes this location an ideal space to grow and showcase your business.

- TOTAL SQUARE FOOTAGE:** 29,120 SF
- SIZE OF SITE:** 14.6 acres
- PARKING:** 2 paved lots for 350 spaces (fully lit)
- YEAR BUILT:** 1988
- FORMER USE:** Inbound call center
- CONDITION OF BUILDING:** Excellent - Class A Office Space
- STORIES:** Two stories, 8" split-faced block over steel frame
- CEILING HEIGHT:** 9 feet
- COLUMN SPACING:** 30' x 30'
- ELEVATOR:** One
- ROOF:** Verisco Membrane System Roof (installed July 2007)
10 year warranty
- FLOORS:** Carpeting and tile over 4" concrete slab
- HEAT:** Gas
2 Weil-McLain hot water boilers
- A/C/ VENTILATION:** Building fully air conditioned
- SPRINKLER:** Wet sprinkler system throughout
- LIGHTING:** Fluorescent lighting throughout
Occupancy sensors for energy savings
- SECURITY:** Keycard access
Closed circuit surveillance cameras
- FIRE ALARM:** Zoned fire alarm panel with smoke and heat detectors

UTILITIES:

- Water - PA American Water Company
- Sewer - Scranton Sewer Authority
- Gas - UGI
- Electric - PPL Electric Utilities
- Telecommunications - Verizon or Frontier Communications

1ST FLOOR:

- Spacious lobby, with secured entry/ keycard access
- Reception area with visitor monitors
- Administrative offices
- Coat, boiler, mechanical, maintenance, & sprinkler rooms
- Training room for 32 stations
- Cafeteria (tile floor) w/ pay phones, ice maker, refrigerator, sink and storage room
- Vending area
- ACD Room - raised floor
- Men's/Women's Restroom

2ND FLOOR:

- 360 call center stations
- 3 private offices
- Conference room (15-20 people) w/ screen for projector & white board
- Master course area (elevated floor)
- Maintenance room
- Men's/Women's Restroom

EXTERIOR FEATURES:

- Low maintenance landscaping
- Picnic area
- Enclosed patio/smoking area
- Screened dumpster
- Flag pole

CALL CENTER FEATURES:

- 360 stations
(Partitions: 47" w x 55" h x 36" d)
- White noise system
- Floor level phone & electrical cables
- UPS System - Liebert (50 KVA)
- Back-up generator

TRANSPORTATION:

- Nearest airport - Wilkes-Barre/Scranton International Airport
Distance - 5 miles
- Interstates - I-81, I-84, I-380, I-476
Distance - .25, 5, 5, 5.5 miles

For more information or to schedule an appointment contact
The Scranton Plan
570.342.7711

