

20,000SF CLASS A OFFICE SPACE



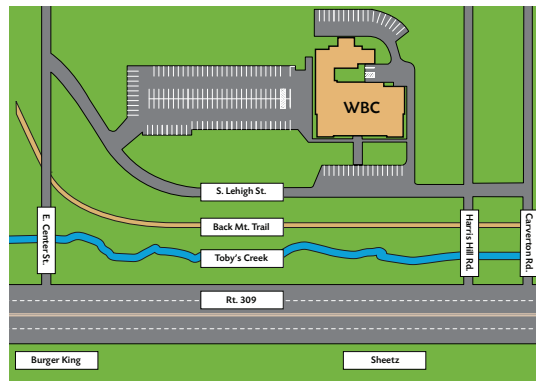
WESTMORELAND
BUSINESS CENTER
106 SOUTH LEHIGH

BROKER PROTECTED | WILL BUILD TO SUIT | SPACE CAN BE DIVIDED | 163 FREE PARKING SPACES



Welcome to the Westmoreland Business Center in Shavertown, Pennsylvania – commercial office space conveniently located in the beautiful Back Mountain area of Northeastern Pennsylvania.

Centrally located between Tunkhannock, Wilkes-Barre and Scranton, the Westmoreland Business Center's commercial office space offers convenience and safety in a residential location only 1-block from business route 309. With the expressway's close proximity, traveling from WBC to nearby cities such as Wilkes-Barre takes five minutes; traveling to Dallas takes two minutes; and, traveling to Scranton takes only 15 minutes.

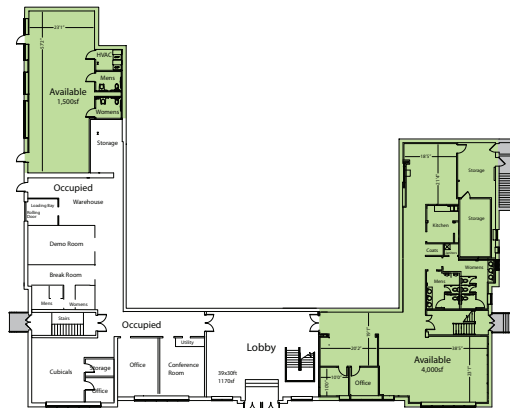


The Westmoreland Business Center is a unique facility where old school construction meets modern renovation to provide class "A" office space with character. WBC offers plenty of safe and secure parking. This newly remodeled professional space has 163 parking stalls with space to add additional parking, and is well-lit at night by modern lighting.

Amenities Include:

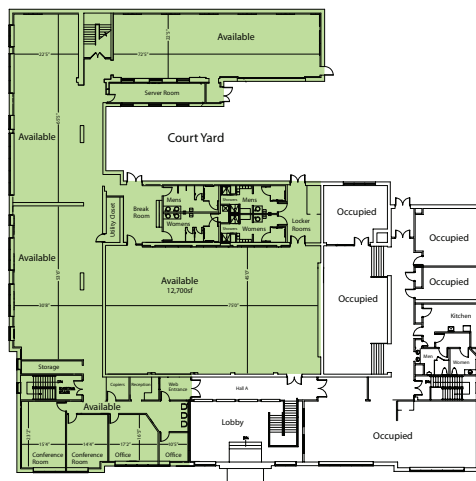
- new HVAC throughout building
- new phase 3 electrical services and wiring
- network cabling/fiber throughout
- new rubber roofing
- new walls: metal studs, drywall and insulation
- new plumbing throughout
- new restrooms
- new locker rooms with showers
- new ceilings and lighting throughout
- new flooring/carpeting

- 163 Free Parking Stalls with space to add
- Ground level access on all floors
- ADA compliant



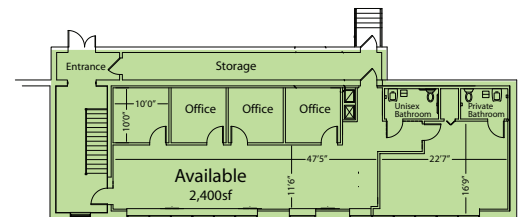
First Floor:

The 1st floor has a 4,000sf office suite that includes a kitchen/break room and 2 large bathrooms. This space has separate utilities and new heating and air conditioning.



Second Floor:

The second floor includes a large 3,400sf gymnasium with adjoining bathrooms and showers. This open space has multiple uses, and can be fit-out for office space. The second floor also includes over 9,300sf of large open space, offices and conference rooms. A kitchen/break area with large bathrooms is centrally located with access to an outside courtyard. New heating and air conditioning keeps this office comfortable throughout the year.



Third Floor:

The third floor offers 2,400sf of office space, including a large open space, four separate administrative offices and one large presidential office with its own bathroom. This space has convenient parking with 20 stalls and its own ground level entrance.

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