



GLENMAURA PLAZA

Class A Office Space

ADDRESS 50-54 Glenmaura National Blvd, Glenmaura Corporate Center, Moosic (Scranton), Lackawanna County, PA 18507

SPACE AVAILABLE

- 50 Glenmaura Plaza: 1st Floor 11,053 RSF
- 52 Glenmaura Plaza: 3rd Floor 3,745 RSF
- 54 Glenmaura Plaza: 1st Floor 2,048 RSF

BUILDING FEATURES

Construction	Steel framing, concrete floors (slab on grade on first floor, poured on steel deck on 2 nd and 3 rd floors); flat, steel roof with rubber membrane cover. Column spacing is 33'x33'. Sidewalls are dryvit panels below reflective glass panels. Suite demising partitions are sound-proofed and run to underside of floor or roof joists above, while interior suite partitions rise to ceiling (9' above floor). Built 1997, 1999 & 2001.
Configuration	Each floor is basically 164' x 131' with a central core of elevator lobby, two elevators, two stairwells, one men's and one women's lavatory, and electrical, telephone, janitorial and mechanical closets, surrounded by leasable space.
HVAC	Natural gas fired hydronic system with controlled variable air volume. Thirteen (13) adjustable zones per floor, (or two zones, more or less, per 2,000 square feet to 2,500 square feet of floor area).
Electric Service	Underground service provided by PPL Electric Utilities, with dual control, which can be extended to any building at the request of a tenant.
Utilities	Natural gas, public water and sewer service to the Campus.
Data & Telecom	Fiber optic voice and data service in each building.

(Continued)

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Lavatories	One men's and one women's bathroom on each floor. All are handicap accessible.
Interior Access	Two 2,500 lb., 15 passenger elevators, as well as two stairwells per building.
Fire Protection	Full coverage by "wet" sprinkler system, supplemented by standpipes, smoke and fire alarms, emergency lighting, etc.
Security	Monitored electronic "swipe card" access entry system.
Parking	325 striped spaces per building
Furniture	80 +/- cube work stations.
Zoning	PDZ: Planned Development Zone
Building Access	Normal business hours are 7:00AM to 6:00PM, Monday to Friday. Access after hours, on weekends and holidays permitted to holders of security cards. Elevators operate on 24/7 schedule.
Access	Interchange #182 (Montage Mountain Road) is one-half mile from this office campus. Interchanges of Interstate Routes 84, 380 and 476 are within 6 miles. The Wilkes-Barre/Scranton International Airport is four (4) miles south of the Campus right off Interstate 81.
Remarks	Class A "open architecture" office campus of unique quality in this market. Plenty of window offices. USPS, UPS and FedEx drop boxes on campus. Local amenities include four (4) hotels and a variety of restaurants within ½ mile, The Shoppes at Montage, Sno Mountain Ski Resort, and Glenmaura National Golf and Country Club.
Rental Rate	\$22.00 Per Square Foot, Gross Full Service. Rental payment includes real estate taxes, insurance, common area maintenance (CAM), utilities, janitorial, etc.

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