

# PROPERTY SPECIFICATIONS

**Parkside Medical Campus** at New Ventures Commercial Park is a brand new, state-of-the-art project situated on 22 scenic acres in Tobyhanna Township, PA. The project offers 140,000 square feet of build to suit development opportunity in 6 buildings on 4 separate lots. Buildings can be demised for single or multi-tenant use. Each building offers excellent street frontage and individual tenant identity from Parkside Avenue or Commercial Boulevard. Ideal for Hospital, Medical Office, or Retail uses.

This best-in-class project is located in the heart of the “Quad County” sub-market within easy access of Monroe, Lackawanna, Luzerne and Carbon County residents. The site provides easy access via a newly installed traffic light at S.R. 115 and Commercial Boulevard and allows for multiple routes of transportation to and from all parts of the adjoining communities via I-80, S.R. 115, and S.R. 940.

	<b>Lot 12</b>	<b>Lot 13</b>	<b>Lot 14</b>	<b>Lot 15</b>
<b>Building s.f</b>	18,000 s.f. 8,000 s.f.	43,200 s.f. 2 story	48,000 s.f (2 @ 24k each)	15,000 s.f.
<b>Use</b>	Medical office / Retail	Med Office / Office Condo	Med Office / Office Condo	Micro- Hospital
<b>Lot Size</b>	5.66 acres	8.49 acres	4.76 acres	3.08 acres
<b>Parking</b>	200	136	163	137
<b>Dock Doors</b>	1	1	1	1
<b>Power</b>	2,000 Amps	2,000 Amps	2,000 Amps	2,000 Amps
<b>Utilities</b>	Electric: PPL Sewer: Aqua Fiber: Blue Ridge Water: On Site W	Electric: PPL Sewer: Aqua Fiber: Blue Ridge Water: On Site W	Electric: PPL Sewer: Aqua Fiber: Blue Ridge Water: On Site W	Electric: PPL Sewer: Aqua Fiber: Blue Ridge Water: On Site W

Utilizing the Circular Area Profiling System the Park Side Medical Campus will reach 327,663 people within a 20 mile radius of the site. This underserved market currently experiences extensive travel times to reach adequate healthcare facilities. The Median age of these residents is 42.1 years but more importantly 66% of the entire population is older than 45 years of age.

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