

FOR LEASE

SECOND-FLOOR BUILD TO SUIT OFFICE SPACE

2,000 – 18,000 SF
AVAILABLE

\$8.00
SF/YR

90 East Union Street

Wilkes-Barre, PA 18701



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Property Overview

2,000 SF
AVAILABLE SF

\$8
ASKING RATE SF/YR

EXECUTIVE SUMMARY

This offering presents a 18K SF (+/-) second-floor vacancy featuring a large, open, & divisible floor plan designed to accommodate a range of professional & institutional uses. The space allows for efficient layout planning, whether configured for private offices, medical exam rooms, or collaborative work environments, making it adaptable to a variety of operational needs.

Ownership is prepared to complete a tenant-specific build-out, providing the opportunity to tailor the space without the constraints of an existing layout. This flexibility, combined with the scale of the available space, positions the suite as a practical solution for users seeking both functionality and long-term usability.

Located near Public Square, the property benefits from a central downtown presence with on-site parking for added convenience. Expansion opportunities within the building further enhance its appeal for tenants anticipating future growth.

PROPERTY HIGHLIGHTS

Offering scale & flexibility within a central downtown setting, this space is positioned to accommodate a wide range of users seeking both functionality and long-term adaptability. The available suite(s) allows tenants to shape the space around their operations while benefiting from a well-located, accessible property.

- Build-to-suit opportunity with ownership completing tenant improvements.
- Configurable for office, medical, or institutional use.
- Supports layouts including private offices, exam rooms, and open workspace.
- On-site parking for tenants & visitors.
- Central location near Public Square.
- Expansion opportunities available within the building.
- Suitable for users seeking scalable, long-term space solutions.

ACCESSIBILITY

 **TRANSIT**

Wilkes-Barre Bus Station	0.3 mi
Pennsylvania & Union Street	37 ft

 **AIRPORTS**

Wilkes-Barre / Scranton International	10.2 mi
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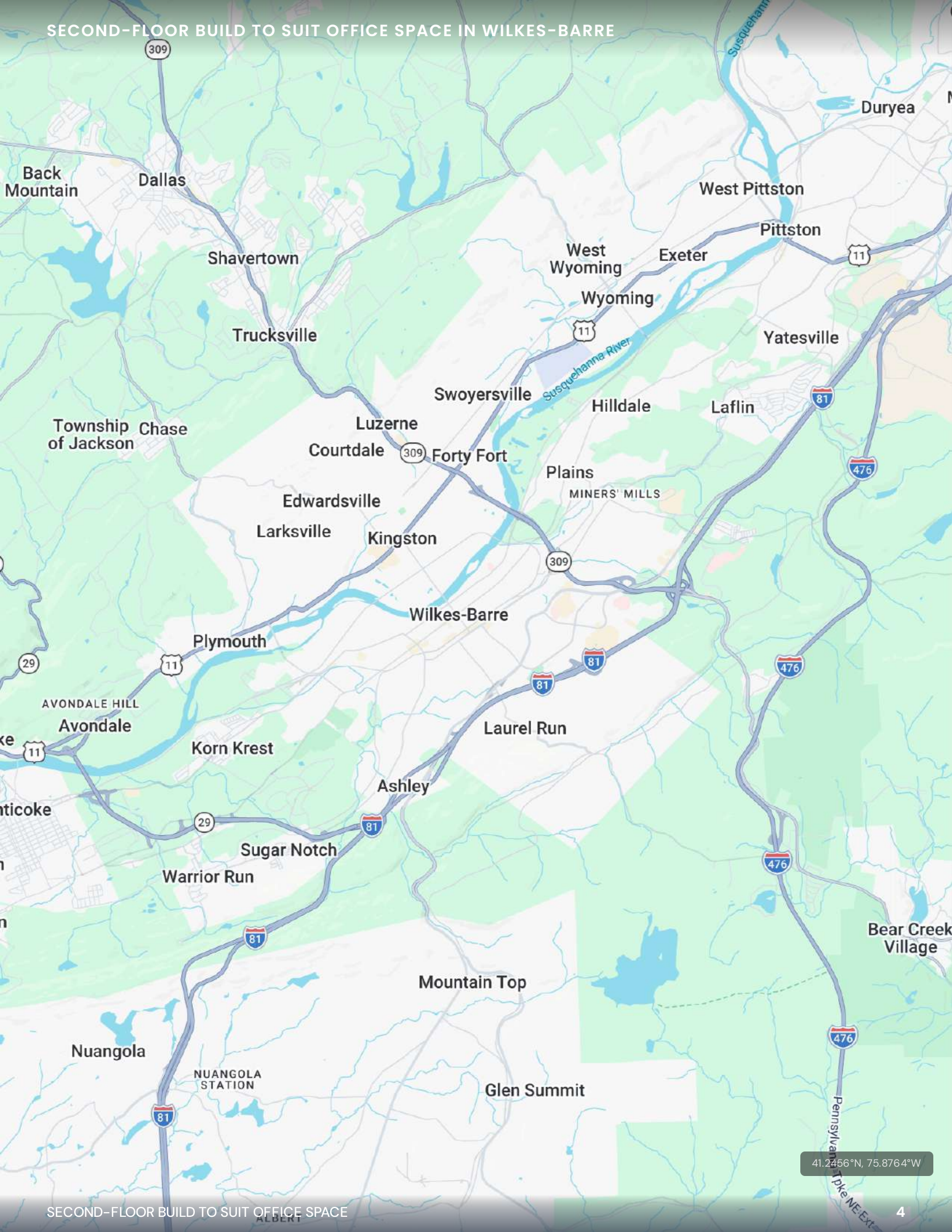
 **HIGHWAYS**

I-81	1.2 mi
North Cross Valley	1.4 mi
PA-309	1.4 mi
PA-309 Business	1.9 mi

Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	USE	LEASE TERM
Second-Floor Office Space	2,000 – 18,000 SF	\$8 SF/Yr	NNN	Office	Negotiable

Second-Floor Office Space: This second-floor vacancy offers a large floorplate delivered as a shell, ready for a tenant-specific build-out. Ownership will complete improvements to suit, allowing for custom layouts with private offices, exam rooms, or collaborative areas. Ideal for professional, medical, or institutional users, the space provides on-site parking and a prime downtown location near Public Square, with expansion opportunities available within the building.



Market Overview

Market Overview of Wilkes-Barre, Pennsylvania

Wilkes-Barre serves as a primary economic hub within Northeast Pennsylvania, anchoring the Scranton / Wilkes-Barre / Hazleton MSA. The city supports a diverse employment base driven by healthcare, education, government, logistics, and retail, with major institutions providing consistent daytime population and economic stability. Its role as a regional center continues to support demand across office, retail, and multifamily sectors.

From an industrial and logistics standpoint, Wilkes-Barre benefits from proximity to key transportation corridors including I-81, I-476, and I-80, allowing efficient access to major East Coast markets. The surrounding region has seen sustained growth in warehouse and distribution activity, supported by large-scale developments such as CenterPoint Commerce & Trade Park, which has attracted national tenants and reinforced the area's position as a logistics corridor.

Commercial real estate fundamentals remain stable, with relatively affordable pricing compared to larger metros and consistent demand from local and regional users. Downtown Wilkes-Barre, centered around Public Square, continues to benefit from ongoing revitalization efforts, supporting a mix of office, service, and residential uses. Overall, the market offers a balance of accessibility, workforce availability, and cost efficiency, making it a practical location for both users and investors seeking long-term value.



KEY FACTS

Population	41,498
Area	7.3 sq mi
Elevation	525 ft
Time Zone	UTC-04:00
County	Luzerne County
Incorporated	January 1, 1769
State	Pennsylvania

DEMOGRAPHIC SNAPSHOT

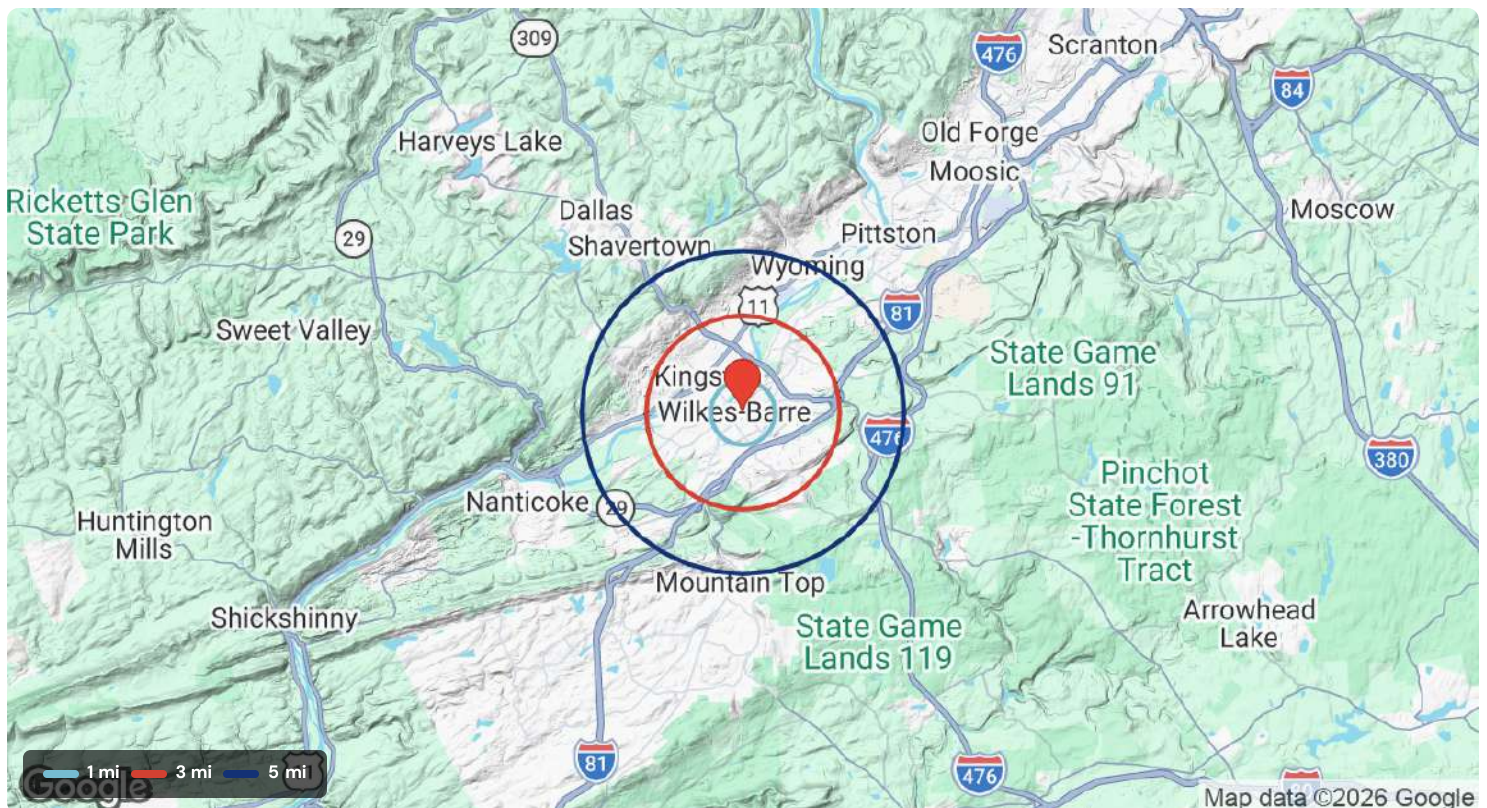
1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population	Population	Population
Median HH Income	Median HH Income	Median HH Income
Households	Households	Households
21,609	90,428	120,903
\$38,543	\$53,768	\$55,732
7,814	38,293	51,935

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

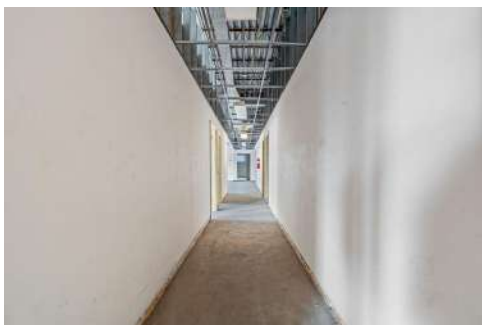
POPULATION				1 MILE	3 MILE	5 MILE
2000 Population				19,821	90,916	123,444
2010 Population				19,033	86,623	117,408
2025 Population				21,609	90,428	120,903
2030 Population				21,823	90,920	121,580
2025-2030 Growth Rate				0.20 %	0.11 %	0.11 %
2025 Daytime Population				31,024	104,778	138,202

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	7,934	38,781	52,462	less than \$15,000	1,891	6,096	7,512
2010 Total Households	7,392	37,144	50,573	\$15,000-\$24,999	996	3,471	4,495
2025 Total Households	7,814	38,293	51,935	\$25,000-\$34,999	718	3,297	4,584
2030 Total Households	7,907	38,675	52,455	\$35,000-\$49,999	1,181	4,974	6,723
2025 Avg. Household Size	2.23	2.23	2.22	\$50,000-\$74,999	1,206	6,760	9,471
2025 Owner Occupied Housing	2,735	20,036	29,292	\$75,000-\$99,999	759	4,925	6,634
2030 Owner Occupied Housing	2,883	20,728	30,233	\$100,000-\$149,999	596	4,906	6,865
2025 Renter Occupied Housing	5,079	18,257	22,643	\$150,000-\$199,999	280	1,973	3,061
2030 Renter Occupied Housing	5,024	17,947	22,222	\$200,000 or greater	188	1,892	2,591
2025 Vacant Housing	1,320	5,201	6,856	Median HH Income	\$38,543	\$53,768	\$55,732
2025 Total Housing	9,134	43,494	58,791	Average HH Income	\$52,701	\$71,761	\$74,112



Source: ESRI / ArcGIS Business Analyst

Photo Gallery







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FOR MORE INFORMATION



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