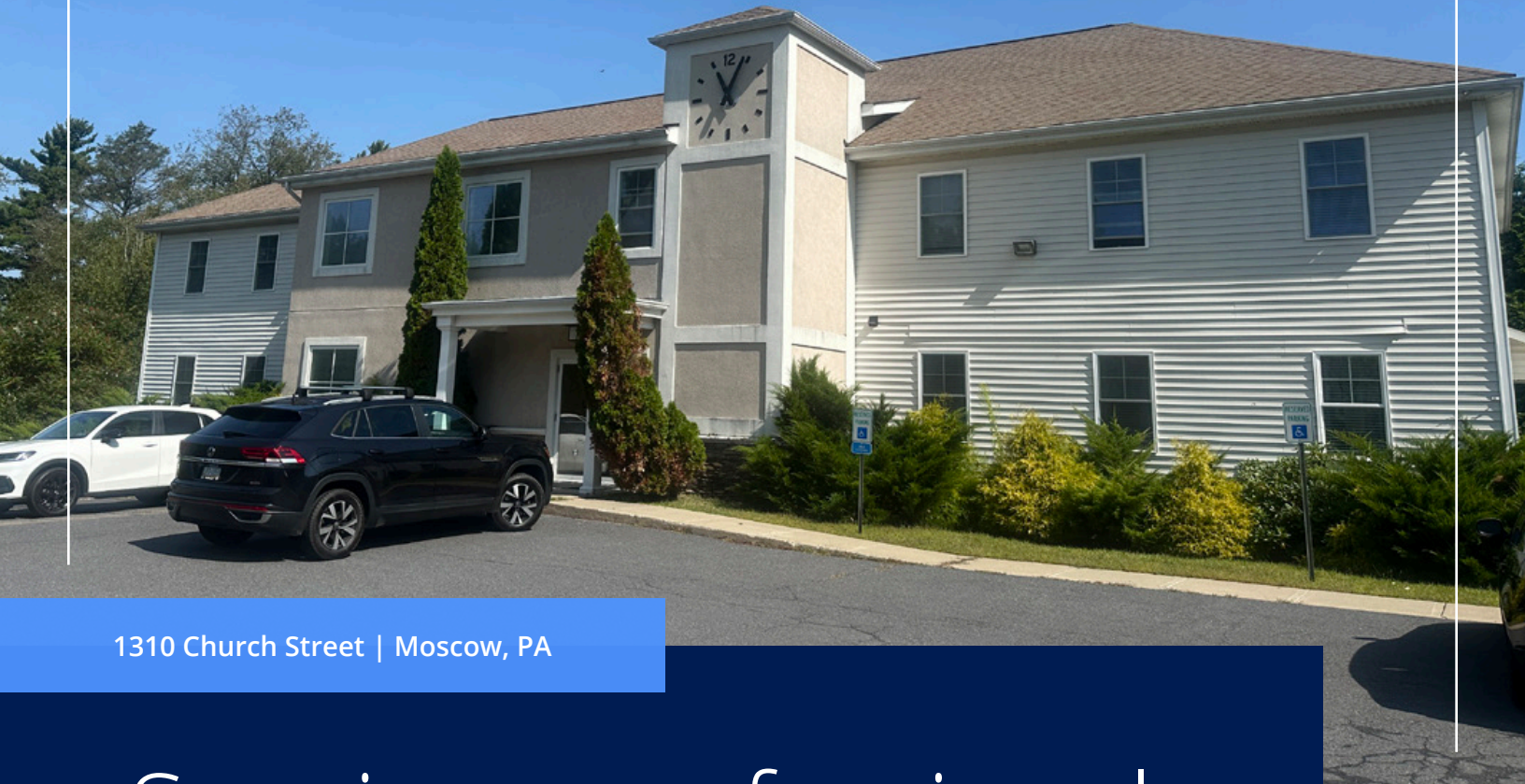


The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the text are three horizontal stripes in yellow, red, and blue from top to bottom.

1310 Church Street | Moscow, PA

# Spacious professional office space **for lease**

This 11,700+ SF office building offers flexible layouts across two floors plus a spacious basement, all situated on 2.35 acres. Tenants enjoy ample surface parking, select covered garage spaces, and convenient access to I-380 - just 15 minutes from downtown Scranton.

## **Julia Marchese**

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## **Colliers**

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# Property Overview

<b>Property Size</b>	2.35 AC	
<b>Building Size</b>	11,710 SF	
<b>Floors</b>	2 + Basement	
<b>Typical Floor</b>	±4,400 SF	
	Main Floor	±2,200 - 4,400 SF
<b>Availability</b>	Second Floor	±1,700 SF
	Total	±6,100 SF
<b>Common Area</b>	Men's/women's rooms & elevator lobby access	
<b>Parking</b>	Ample surface lot parking for employees/ customers and a handful of covered garage spaces available for tenants	
<b>Location</b>	Conveniently located right off of I-380 and 15 minutes from downtown Scranton	



## Key Highlights



Minutes from local eateries



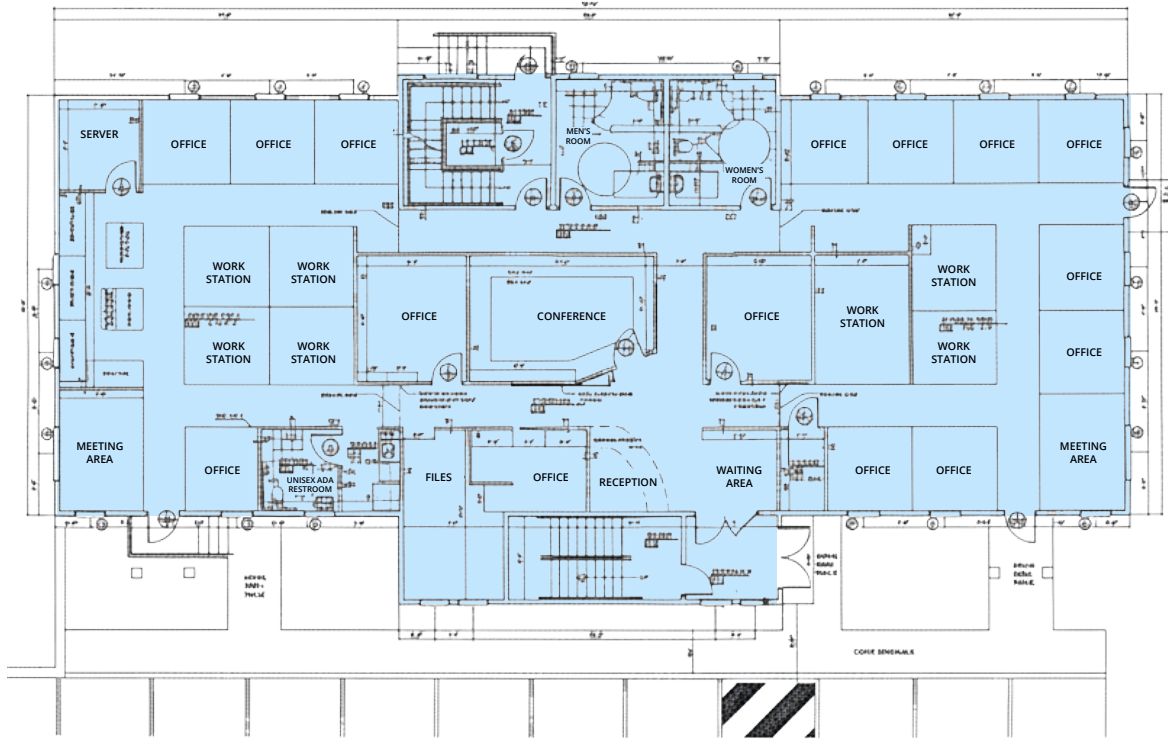
10 minutes from Lake Scranton



Gross lease terms offered

# Floor Plans

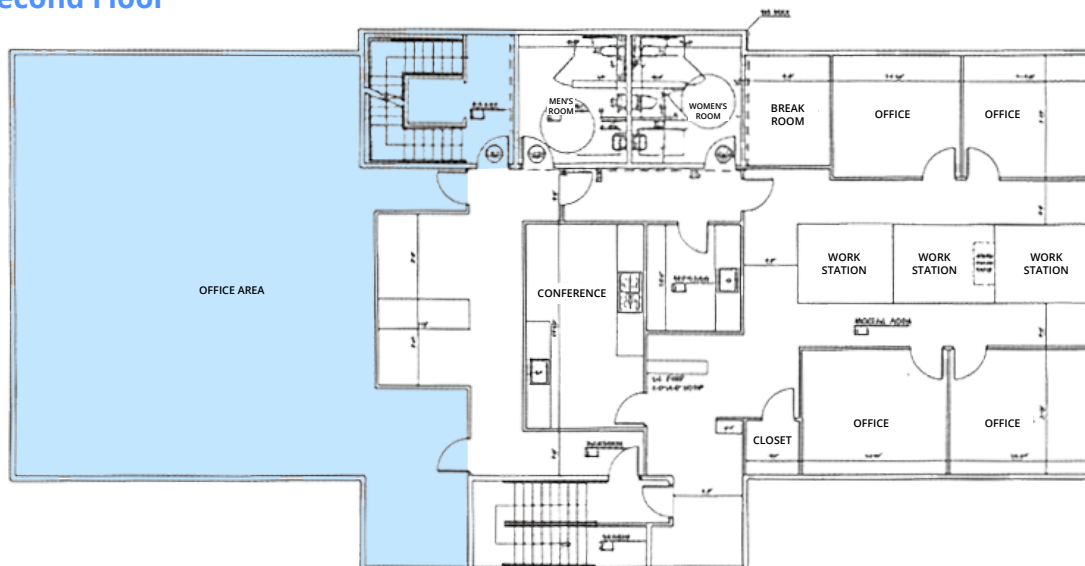
## First Floor



**±2,200 - 4,400 SF Available**

- 15 private offices
- 7 workstations
- Conference room
- 2 meeting areas
- Kitchenette
- Reception & waiting area
- Server room
- Men's/women's rooms
- Unisex ADA restroom

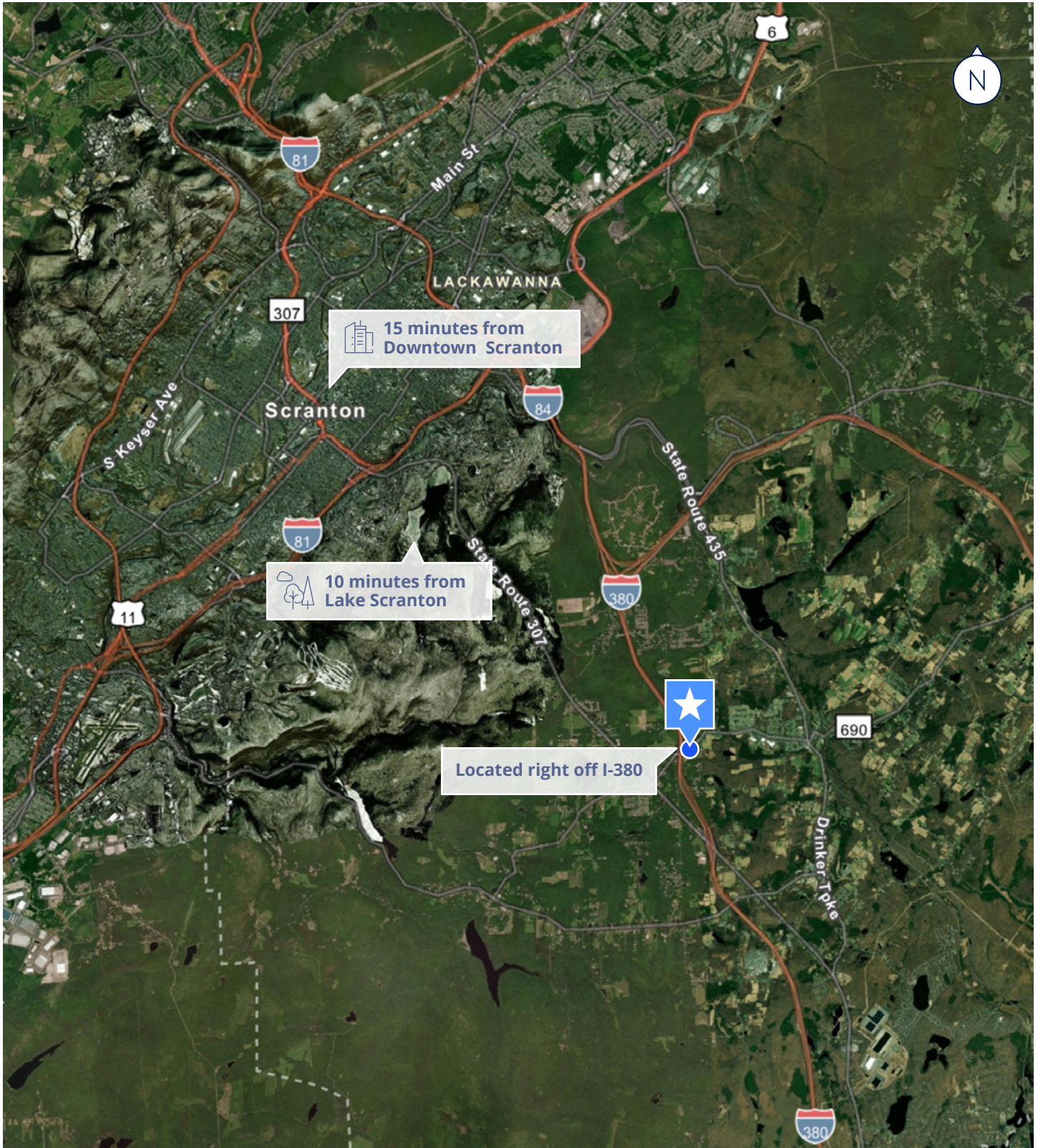
## Second Floor



**±1,700 SF Available**

- 3 offices
- Conference room

# Local Map





1310 Church Street | Moscow, PA

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