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LEASING!**

Great opportunities await you at...

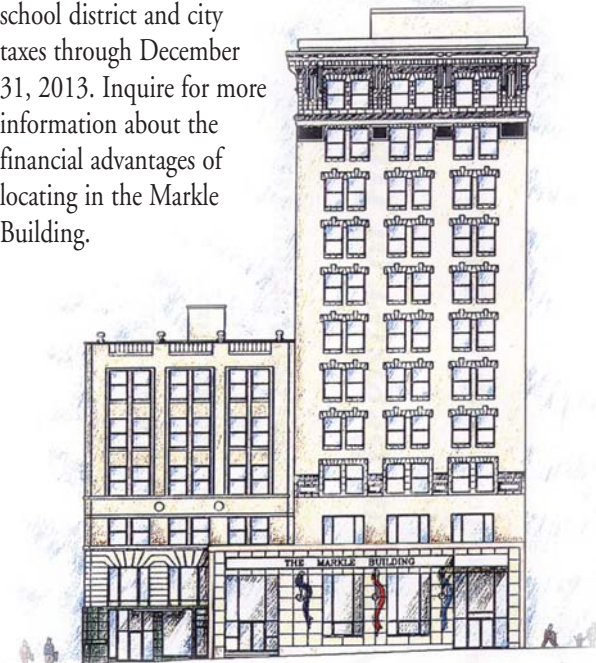
The Markle Building

*From great architecture
to an ideal location,
to beneficial tax advantages,
the Markle Building is
center city Hazleton's
premier location for business.*

ENJOY KOEZ TAX-FREE STATUS

The Markle Building is the first renovation project in the state of Pennsylvania that is an actual KOEZ property.

As a tenant, your company will enjoy exemption from most state, county, school district and city taxes through December 31, 2013. Inquire for more information about the financial advantages of locating in the Markle Building.



GENERAL DESCRIPTION

The Markle Building, at 8 West Broad Street, is situated in the heart of downtown Hazleton. The city is currently experiencing a revival and is a recent recipient of a federal grant to rebuild its downtown.

The structure stands 12 stories high (approximately 105,000 sq. ft.) and, at 175 ft, is the tallest building in the city. Facing north, the structure is three bays wide and seven bays deep, and includes a later six-story addition on the east side. This addition extends the full length of the lot but drops to two stories at the rear.

The original building and its addition fill the lot and is bordered at the rear (south) by West Mine Street.

Empty stores adjacent to the building have been razed, with the resultant space intended for use as a parking lot for the Markle Building. A 400-car parking garage is also available to the rear of the building.

Right now, 88% of the street level office/store space on Broad Street is already occupied. More than 100 businesses have located in Hazleton since the year 2000!

FLOOR BY FLOOR DESCRIPTION

- The first floor features a 12,000-sq.-ft. area ideal for restaurants or a food court.
- The 8,000-sq.-ft. mezzanine features a grand view of the lower half of the first floor. It is suited to be part of the restaurant/food court or for retail/conference/meeting rooms.
- Floors 2-5 offer 36,000 sq. ft. of Class "A" office space suitable for white collar and technology firms. Medical and law offices, as well as other businesses, will be ideal candidates as tenants and will benefit greatly from KOZ tax credits.
- Floors 6-11 are being converted into an elegant hotel with eight to nine suites per floor.
- The Penthouse (11th floor) offers 4,400 sq. ft. Although intended for use as part of the proposed hotel, this space can be adapted for private residential use or for use as a restaurant with a breathtaking view.
- The roof. Since the Markle Building is by far the tallest structure in downtown Hazleton, its roof is ideal for placement of a cellular/satellite antenna.
- The basement. The large, 16,415-sq.-ft. basement can serve as a laundry service for the hotel and the public or may provide plenty of room for file storage rental and possibly office space..

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DISTINCTIONS OF THE MARKLE BUILDING

- Listed in the National Historic Registry.
- Conveniently located in downtown Hazleton across the street from The Hazleton Downtown Athletic Club and near a number of family-operated businesses.
- Located just a short drive from the intersection of Interstates 80 and 81.
- Newly renovated interior.
- Class A office, retail, restaurant, and professional space.
- Two nearby international airports (Wilkes-Barre/Scranton and Lehigh Valley).
- A low cost of living.
- Excellent public, private, and parochial school systems.
- One of the lowest crime rates in the country.
- A community commitment to education, the arts, sports, health care and recreation.
- Conveniently located near branch campuses of Penn State University, Luzerne County Community College, and Lackawanna Junior College.
- Within commuting distance of Allentown, Harrisburg, Scranton, and Wilkes-Barre.
- Within 2 hours of Philadelphia and New York City.
- Within a few more hours from major cities such as Pittsburgh, Baltimore, Washington, and Richmond.
- Located within a 300-mile radius of nearly half the population and total production of the entire nation!

UPGRADES, RENOVATIONS & FEATURES

- The building is structurally sound with an open floor plan to accommodate any tenant need or fitout.
- New state-of-the-art heating system installed.
- New central air conditioning system has been installed (air handler/chiller units).
- Although the building is historically registered, existing windows have been replaced with new, modern, clear, Low-E, energy efficient, thermal pane windows.
- Two new elevators travel from the basement to the 11th floor. A new freight elevator has been added to the rear of the building to accommodate dock level loading.
- The entire building will be wired with state-of-the-art fiber optic and CAT- 5 & 6 wiring systems to provide the area's most cutting-edge high-tech facility.
- Electric service will be digitally metered individually and consist of 2,500 amps of 3-phase, 480/277 volts power and 120/208 power.
- Choice of telecommunications providers.

Call 570.579.0009 or email sales@marklebuilding.com for more information.

Visit www.marklebuilding.com for floorplans and more details about the building.

Deli and restaurant owners – call us for confidential sales forecasts!

