



For Lease

# Office Building

Premium Suites Available

## 600 Penn Street

Reading, Pennsylvania 19601

### Property Highlights

- Landmark property in Downtown Reading
- Class A premium office space. Top of its class in the downtown market.
- Attached to a public parking garage via secure, enclosed walkway.
- Professionally managed property with staffed lobby.
- Custom size configurations available

### Property Description

600 Penn Street is a landmark building in the core of Reading's downtown area. This property has served as a regional headquarters for a large bank since its construction in 1997 for Meridian Bank. The property is now under new ownership and available for lease in multiple size configurations. This professional office space is move-in ready with office furniture available. Ownership will consider fit-out options for long-term leases. Located at a prestigious address in a professionally managed building with all local amenities in walking distance.

### OFFERING SUMMARY

Available SF	2,000 - 30,000 SF
Building Size	124,743 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.5 Miles	11,257	\$23,642
1 Mile	44,143	\$29,785
1.5 Miles	78,767	\$33,488

For more information

**Kyle McKechnie**

O: 610 370 8522  
kmckechnie@naikeystone.com

**John Buccinno, SIOR CCIM**

O: 610 370 8508  
jbuccinno@naikeystone.com

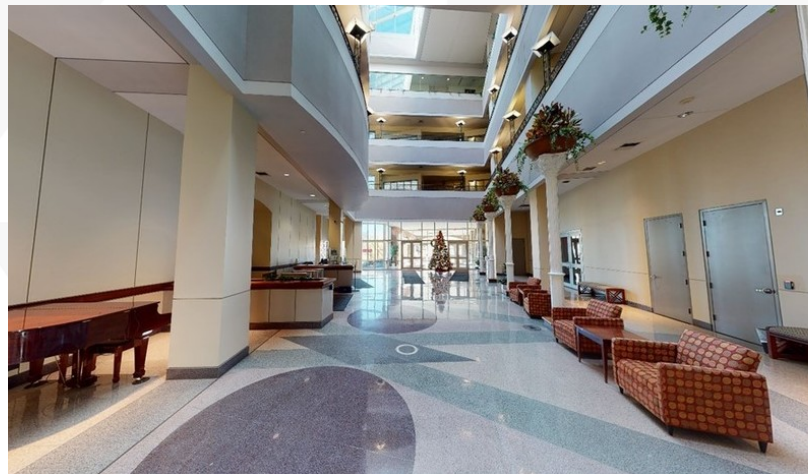
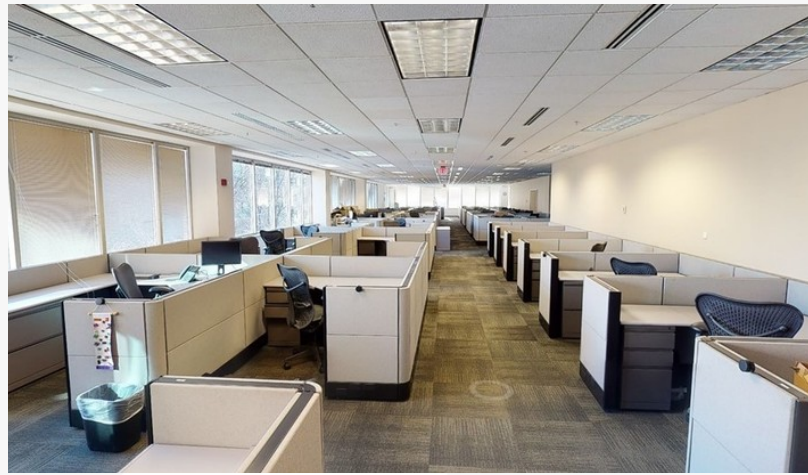
600 Penn Street

# Property Details

PROPERTY NAME:	Reading Commons
PROPERTY ADDRESS:	600 Penn Street Reading, PA 19601
PROPERTY TYPE:	Office
CONSTRUCTION:	Masonry
BUILDING CLASS:	A
ZONING:	C-C Commercial Core
SITE SIZE:	1.46 acres
PARKING SPACES:	2,500+ public parking spaces within 1 block radius. Connected South Penn Garage has 1,050 spaces.
CROSS STREETS:	6th & Penn Street
YEAR BUILT:	1997
NUMBER OF STORIES:	4
COMMUNICATION:	High-speed available
LEED:	Silver LEED certification awarded in 2015
AVAILABILITIES (APPROX. CONFIGURATIONS)	1st Floor +/- 2,000 - 10,555 SF 2nd Floor +/- 2,000 - 30,000 SF 3rd Floor +/- 2,000 - 30,000 SF 4th Floor +/- 2,000 - 30,000 SF
CUSTOM CONFIGURATIONS:	Landlord is in unique position to be able to offer custom configurations. Space may be fit-out to tenant specifications on the buildings flexible footprint.

600 Penn Street

# Interior Photos

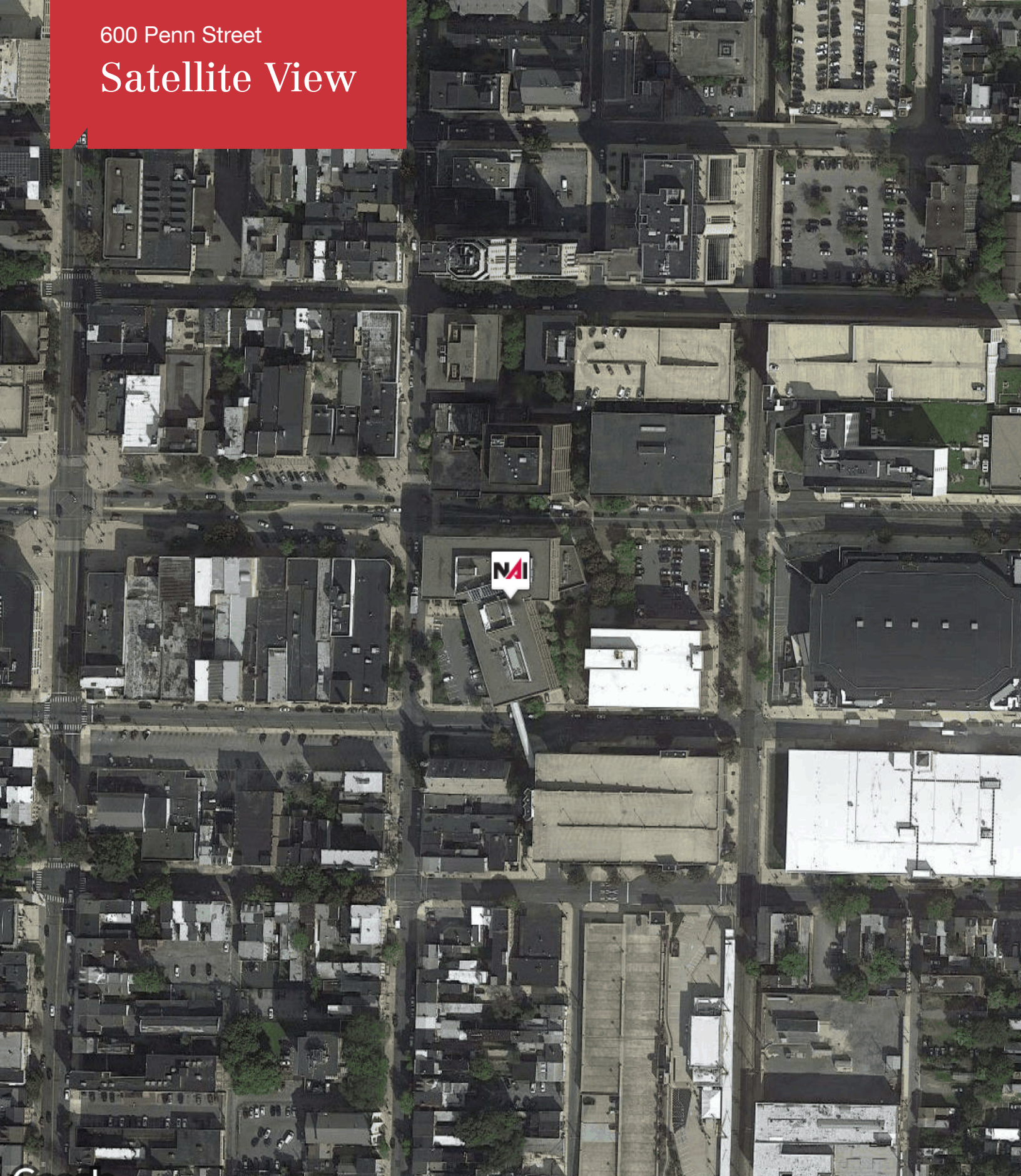


# 600 Penn Street Map View



600 Penn Street

# Satellite View



Google

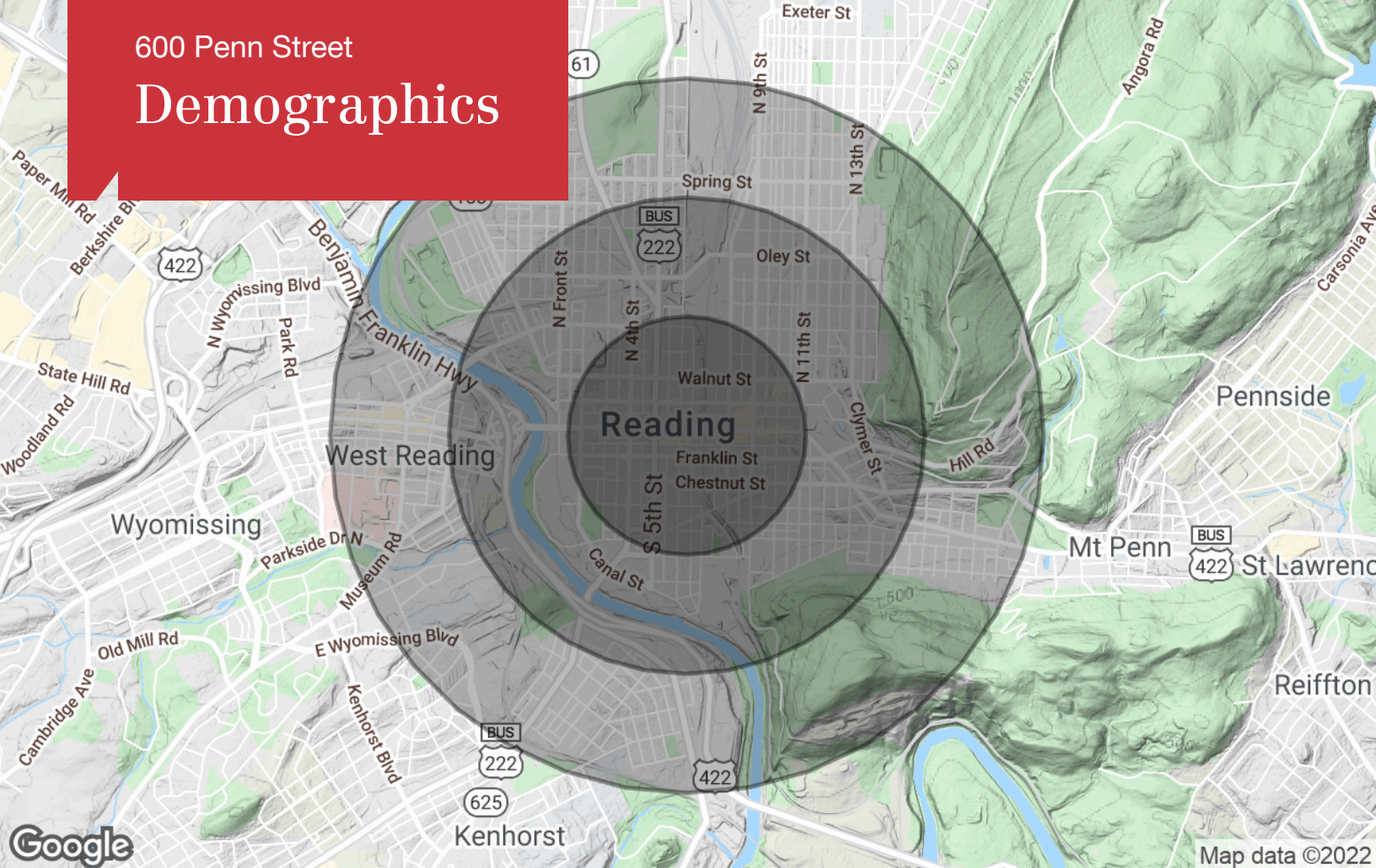
nt of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA Farm Service Agency

**NAI**Keystone  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

875 Berkshire Boulevard Suite 102  
Wyomissing, PA 19610  
610 779 1400 tel  
[naikeystone.com](http://naikeystone.com)

600 Penn Street

# Demographics



## Population

	0.5 Miles	1 Mile	1.5 Miles
TOTAL POPULATION	11,257	44,143	78,767
MEDIAN AGE	31.4	30.6	29.7
MEDIAN AGE (MALE)	28.8	28.4	27.7
MEDIAN AGE (FEMALE)	31.9	31.8	31.2

## Households & Income

	0.5 Miles	1 Mile	1.5 Miles
TOTAL HOUSEHOLDS	5,155	16,511	27,916
# OF PERSONS PER HH	2.2	2.7	2.8
AVERAGE HH INCOME	\$23,642	\$29,785	\$33,488
AVERAGE HOUSE VALUE	\$67,622	\$65,043	\$81,900

## Race

	0.5 Miles	1 Mile	1.5 Miles
% WHITE	49.8%	49.4%	52.5%
% BLACK	9.3%	12.8%	12.9%
% ASIAN	1.6%	1.7%	1.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.0%	0.4%	0.3%
% OTHER	38.3%	35.7%	32.7%

## Ethnicity

	0.5 Miles	1 Mile	1.5 Miles
% HISPANIC	63.9%	60.8%	57.6%

\* Demographic data derived from 2010 US Census