



Property Features

- Modern Class B Office Building
- Situated in the Heart of Wyomissing along Berkshire Blvd.
- Professional & Medical Tenant Mix
- Easy Access to Restaurants, Shopping, and Hotel Accommodations
- Available - Former Dental Suite – 3,166 SF

1150 Berkshire Blvd

Wyomissing, PA 19610

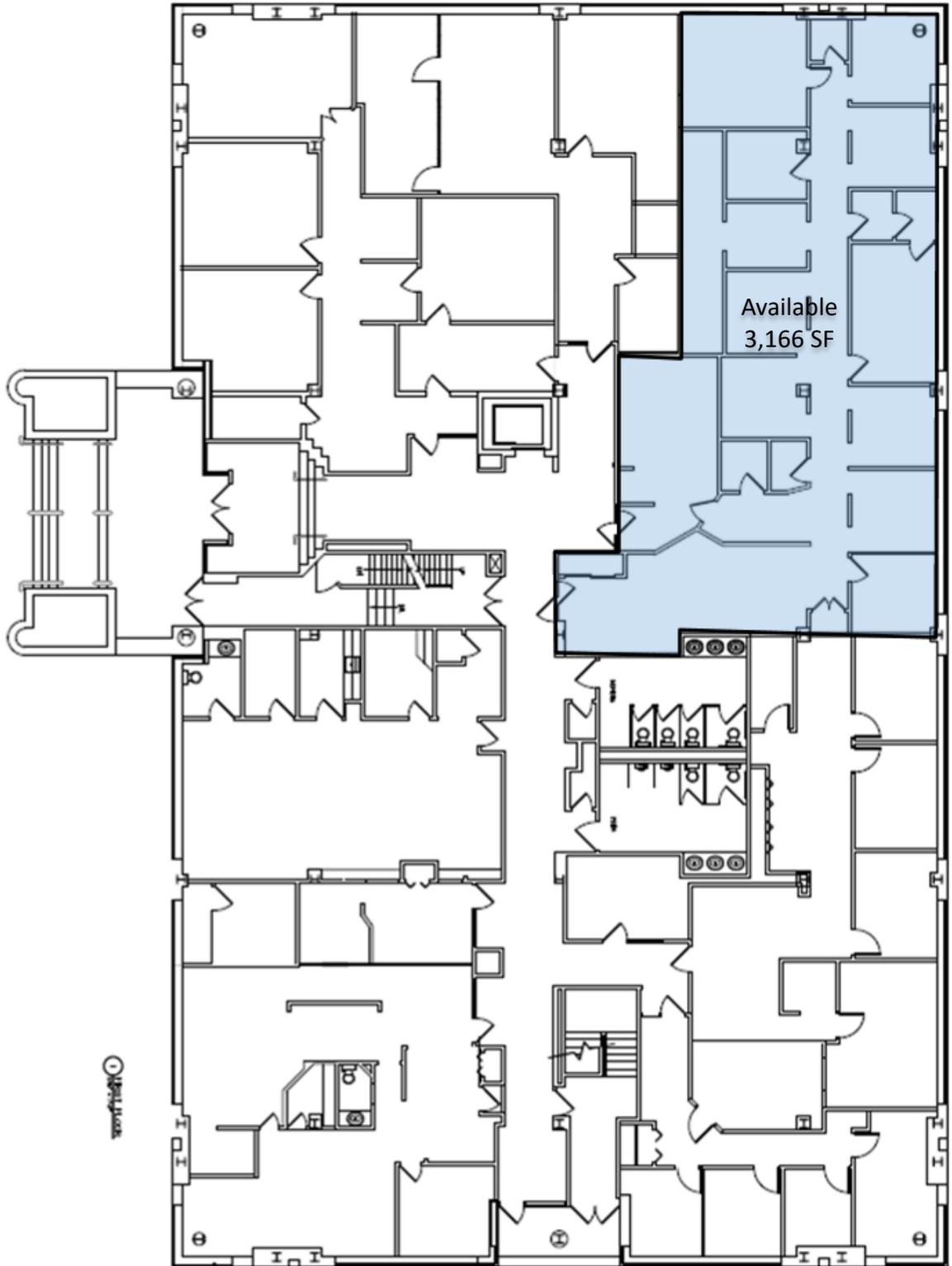
For more information:

John Buccinno, CCIM SIOR

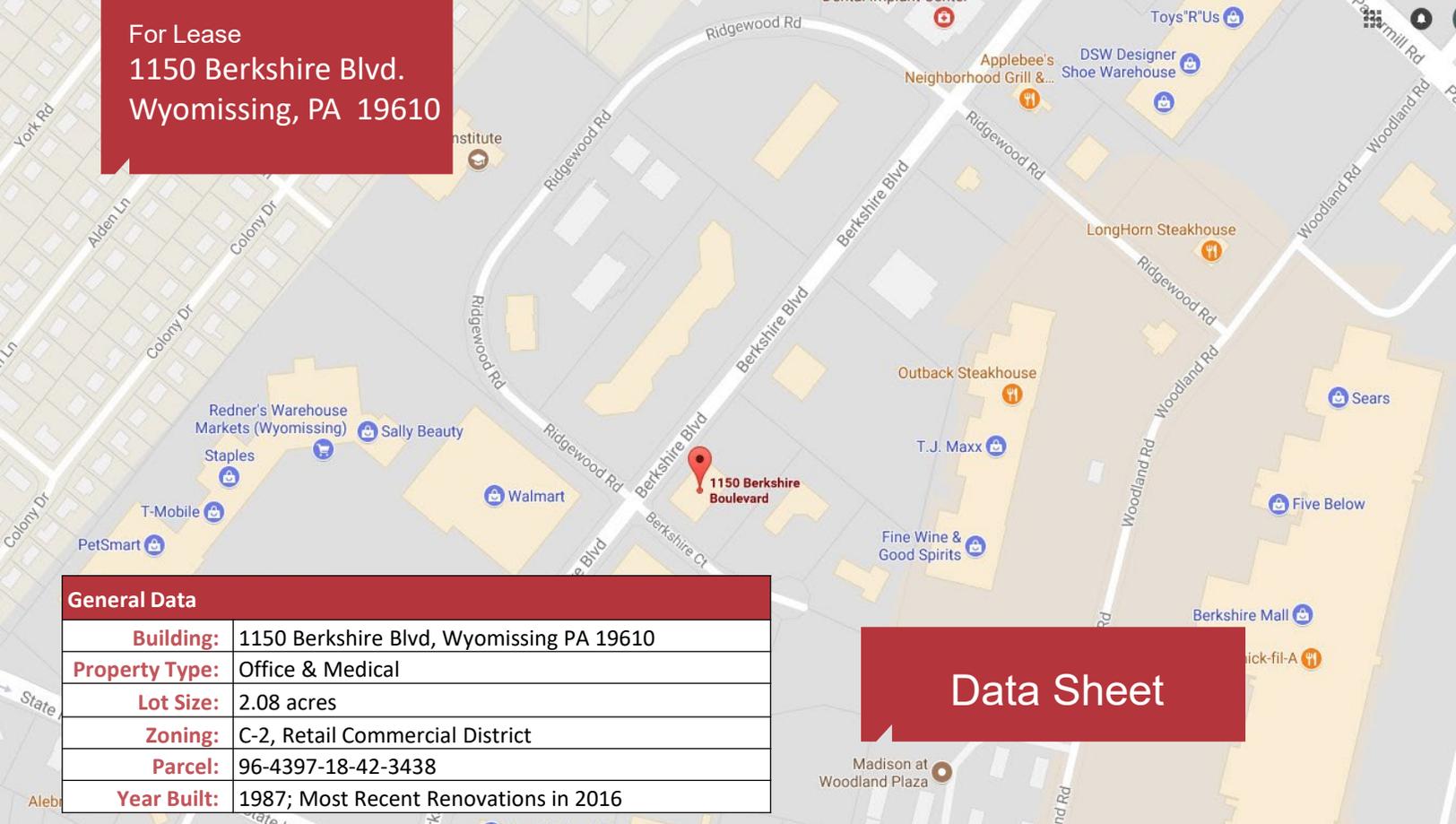
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For Lease
1150 Berkshire Blvd.
Wyomissing, PA 19610

1st Floor



For Lease
 1150 Berkshire Blvd.
 Wyomissing, PA 19610



Data Sheet

General Data	
Building:	1150 Berkshire Blvd, Wyomissing PA 19610
Property Type:	Office & Medical
Lot Size:	2.08 acres
Zoning:	C-2, Retail Commercial District
Parcel:	96-4397-18-42-3438
Year Built:	1987; Most Recent Renovations in 2016

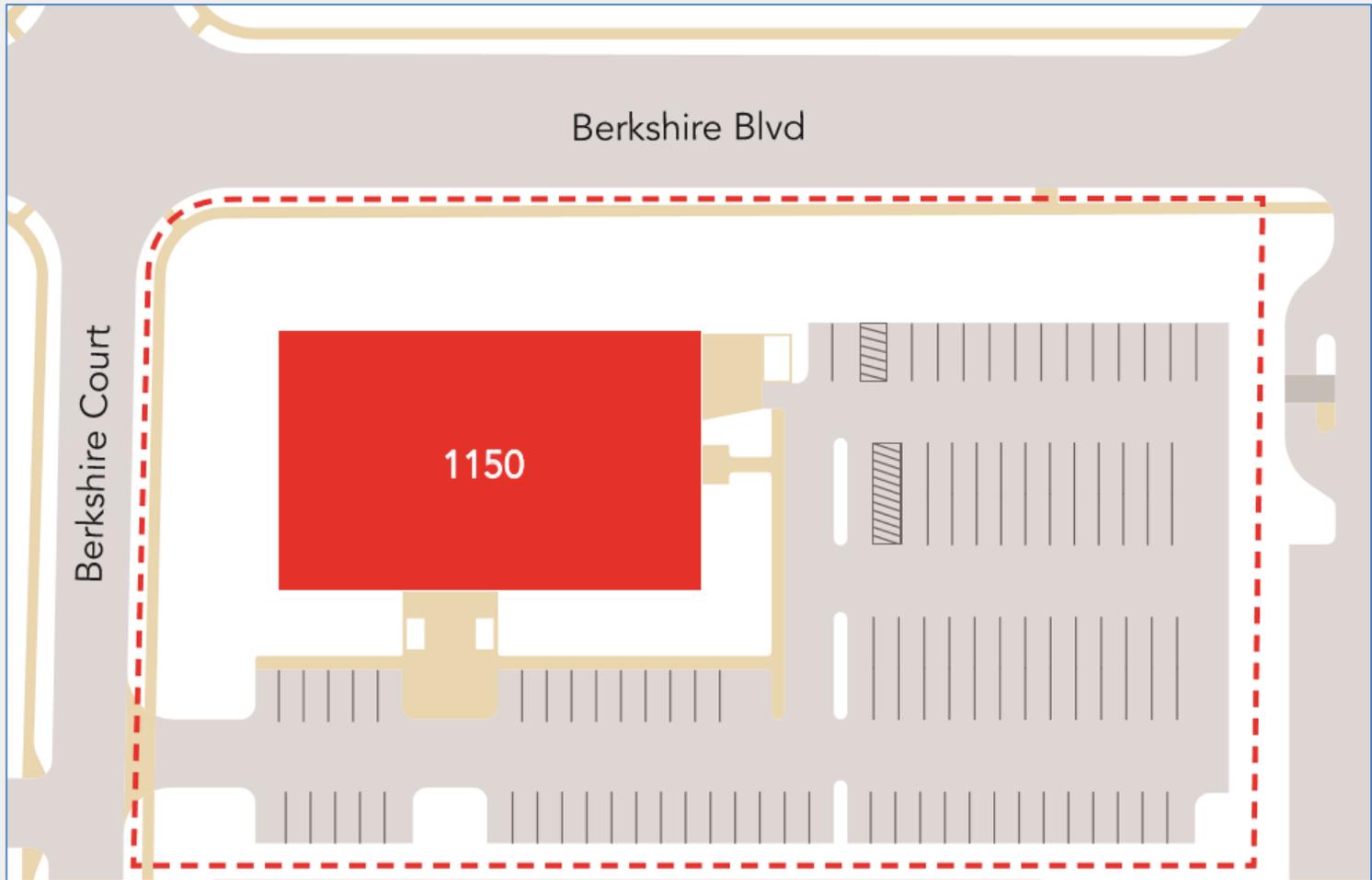
Availability Data			
Size (SF):	26,707 Total Square Feet	Available Units	Suite 120 – 3,166 RSF
Core Factor:	Details upon request		
Common Areas:	Lobby, Restrooms, Elevators, Hallways		

Office Description			
Security system:	Code Access – After Hours	Parking:	4.42/1,000 SF Parking Ratio
Telephone/communication system:	Verizon Phone, Comcast Internet		
Data Lines:	Multiple Carrier Service to the Building		
Fiber Optic:	None but supply available in general vicinity		

Lease Information			
Lease Rate	Negotiable	Lease Rate Type (Gross, NNN)	Full Services over a Base Year

Operating Information			
CAM	Included in Base Rent, pro rata increases over base year		
Taxes	Included in Base Rent, pro rata increases over base year		
Insurance	Included in Base Rent, pro rata increases over base year		
Estimated Utilities	Included in Base Rent, pro rata increases over base year		
Estimated Janitorial	Included in Base Rent		
Other Costs	N/A	Total Operating Costs:	Base Year

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