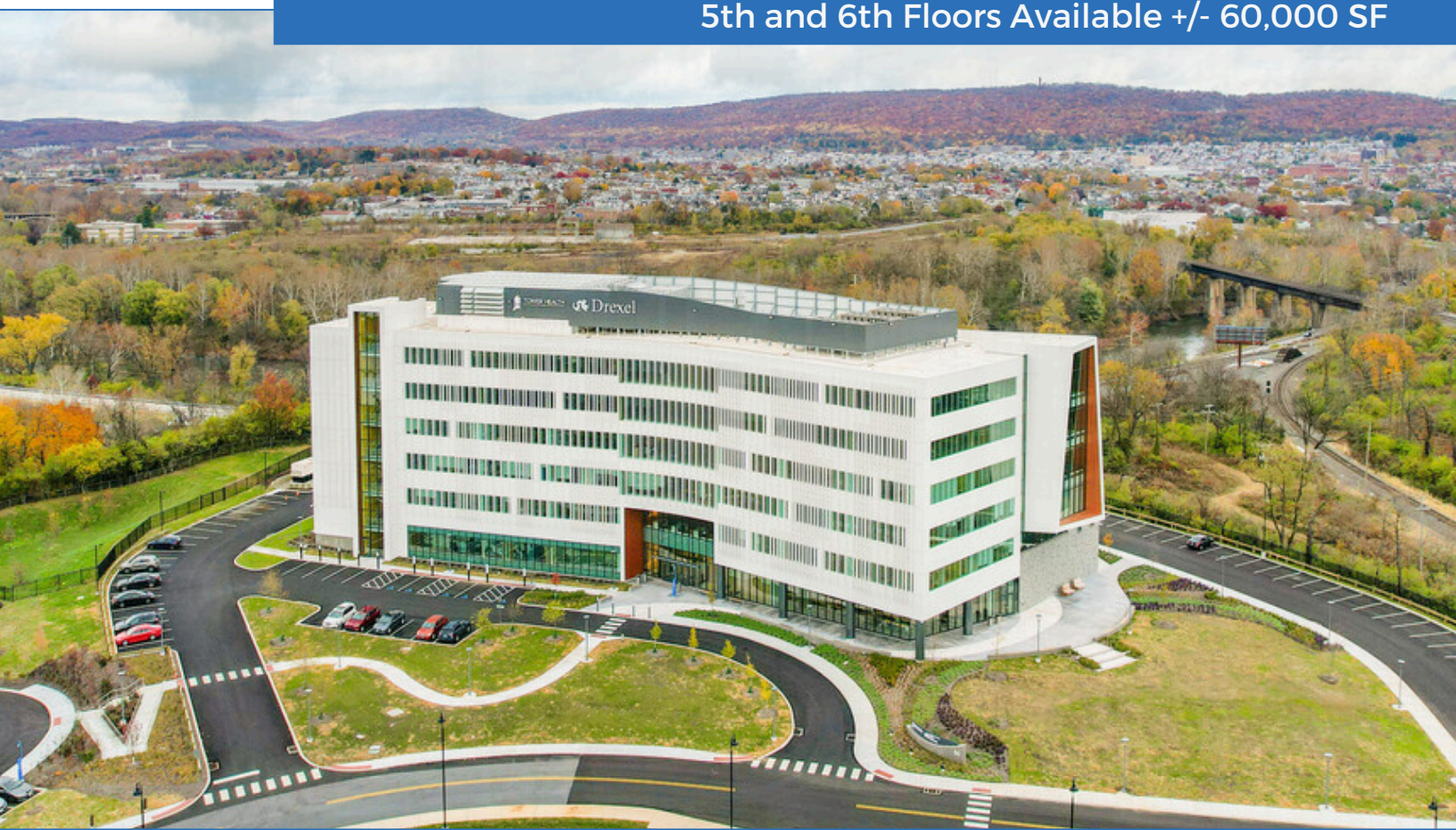


SPECTACULAR OFFICE SPACE AVAILABLE IN WYOMISSING 50 INNOVATION WAY



5th and 6th Floors Available +/- 60,000 SF



PROPERTY HIGHLIGHTS

A unique opportunity to lease space at
Drexel University College of Medicine at Tower Health, Wyomissing PA.

- Fifth and sixth floors available (60,000 SF - shell condition)
- Amenity Rich location, close to West Reading and Wyomissing business and retail districts
- Zoning: C-2 Retail Commercial District
- Parking available
- 6 Story New Construction
- Delivered July 2021
- Anchor Tenant: Drexel University College of Medicine at Tower Health
- Architect: SLAM
- Building: - 180,000 sf +/-
- 30,000 sf +/- per floor

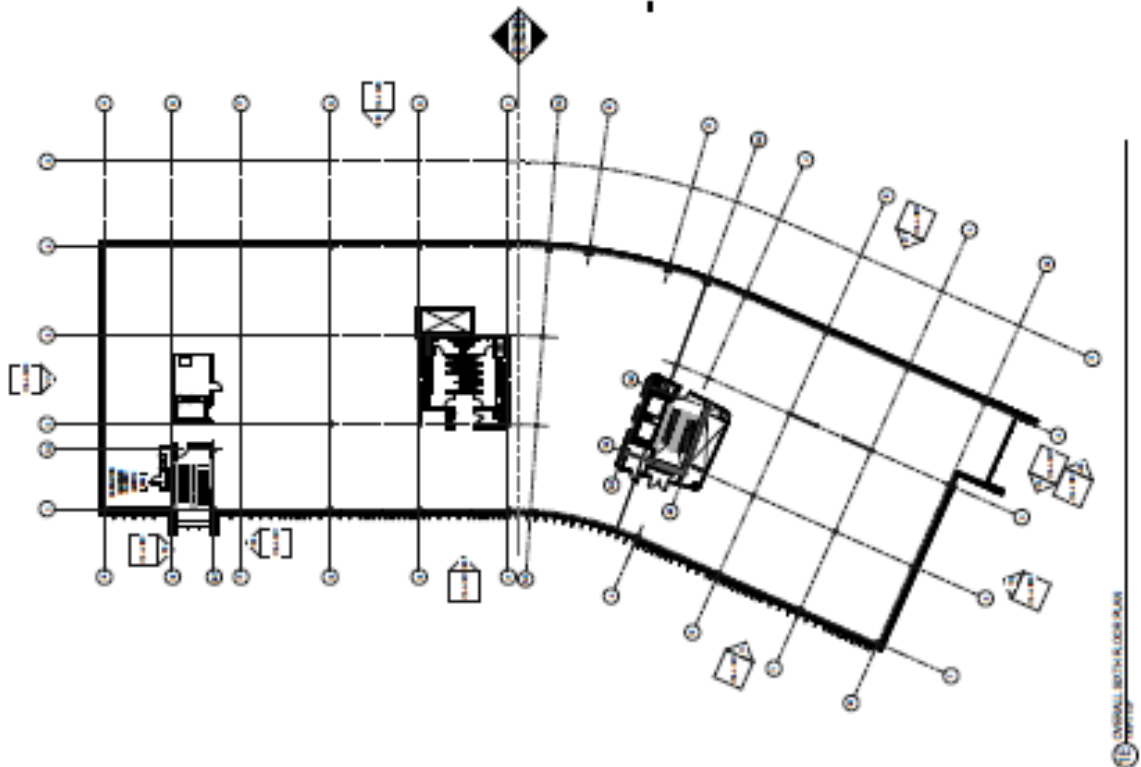
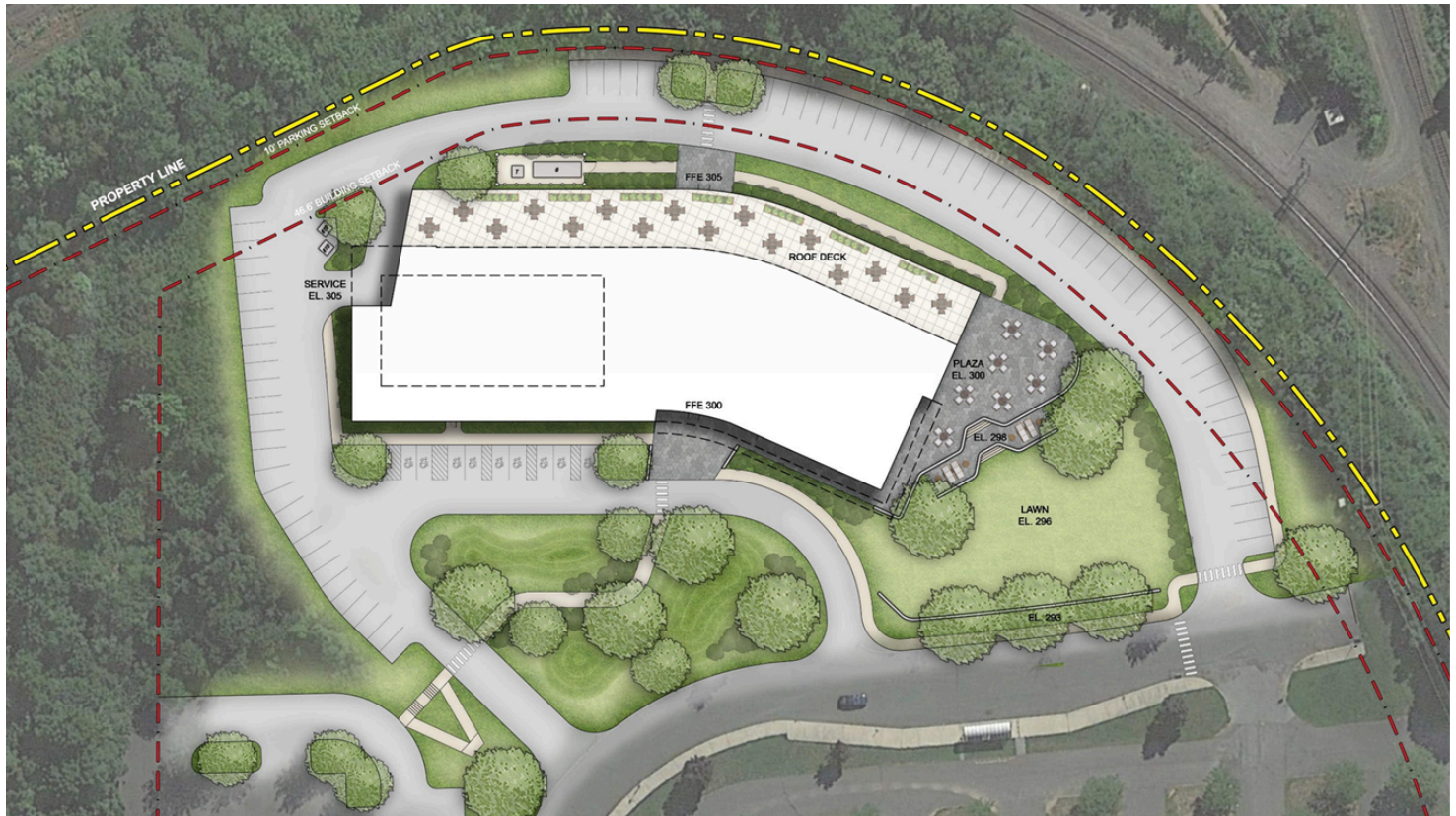
Bob Cook | 267-847-7609 | bcook@jacksoncross.com / Mike Barnes | 610-733-9398 | mbarnes@jacksoncross.com

Jackson Cross Partners | 610 Freedom Business Center, King of Prussia, PA 19406
610-265-7700 | www.jacksoncross.com

SPECTACULAR OFFICE SPACE AVAILABLE IN WYOMISSING 50 INNOVATION WAY



Floor Plan 30,000 RSF per floor



Bob Cook | 267-847-7609 | bcook@jacksoncross.com / Mike Barnes | 610-733-9398 | mbarnes@jacksoncross.com

Jackson Cross Partners | 610 Freedom Business Center, King of Prussia, PA 19406
610-265-7700 | www.jacksoncross.com

SPECTACULAR OFFICE SPACE AVAILABLE IN WYOMISSING 50 INNOVATION WAY



Location and Opportunity



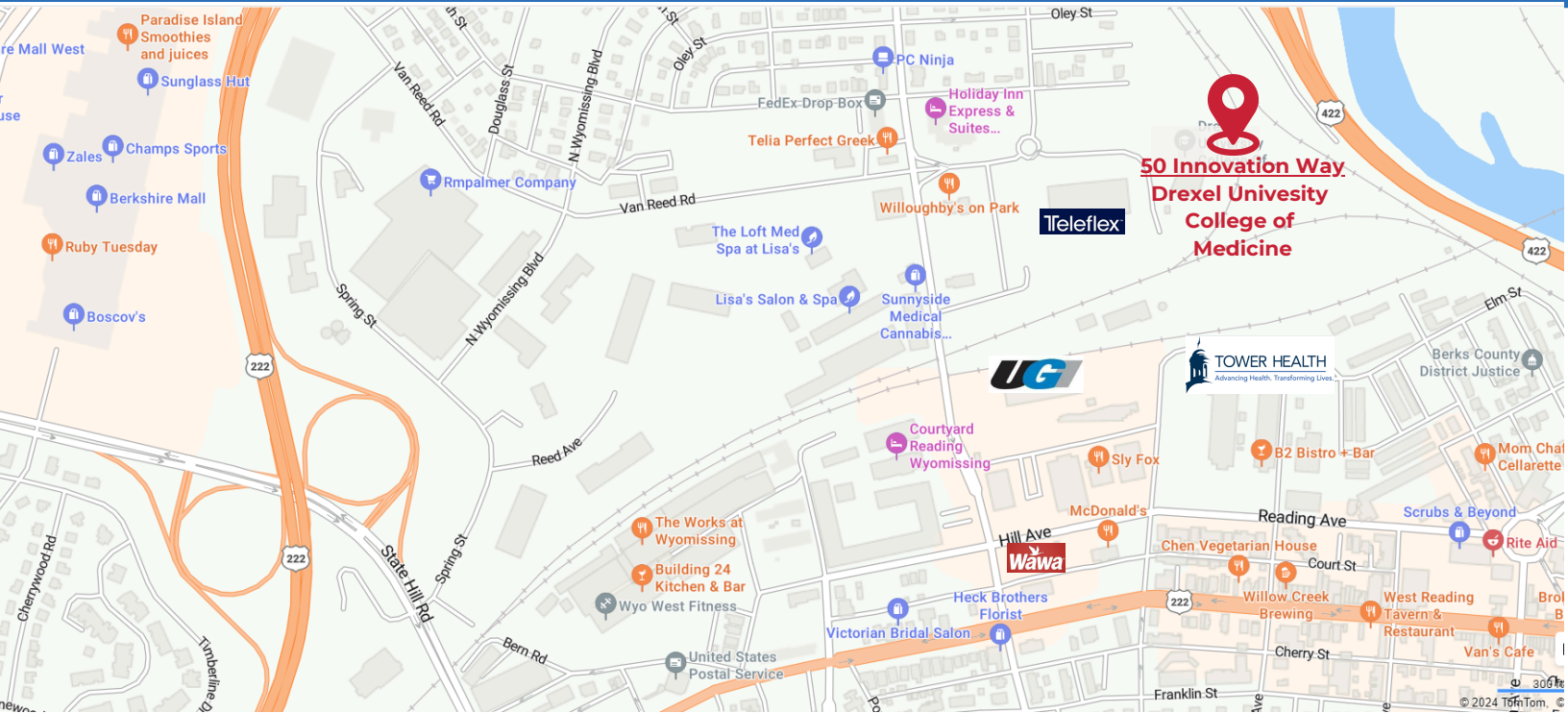
Bob Cook | 267-847-7609 | bcook@jacksoncross.com / Mike Barnes | 610-733-9398 | mbarnes@jacksoncross.com

Jackson Cross Partners | 610 Freedom Business Center, King of Prussia, PA 19406
610-265-7700 | www.jacksoncross.com

SPECTACULAR OFFICE SPACE AVAILABLE IN WYOMISSING 50 INNOVATION WAY



Location and Opportunity



Bob Cook | 267-847-7609 | bcook@jacksoncross.com / Mike Barnes | 610-733-9398 | mbarnes@jacksoncross.com

Jackson Cross Partners | 610 Freedom Business Center, King of Prussia, PA 19406
610-265-7700 | www.jacksoncross.com

SPECTACULAR OFFICE SPACE AVAILABLE IN WYOMISSING 50 INNOVATION WAY



THE KNITTING MILLS: SITE PLAN

1. Drexel University College of Medicine
2. Teleflex
3. Tower Health HQ
4. UGI
5. Kimberton Whole Foods
6. Sly Fox
7. Tower Health Medical Group
8. OAR

50 Innovation Way

Tower Health's College of Medicine (Under Construction)

422

THE **KNITTING MILLS**
WYOMISSING, PENNSYLVANIA

Knitting Mills Master-Planned Redevelopment

The Property is located within the Knitting Mills Redevelopment, a vibrant, master-planned mixed-use project in Wyomissing, Pennsylvania. Originally a series of knitting mills for the VF Corporation, later the nation's first outlet center, the site was purchased and redeveloped into today's Class A corporate campus which is now home to corporations such as UGI, Teleflex, Tower Health, and Drexel University College of Medicine at Tower Health. Retail projects on the site include McDonald's, Wawa, Sly Fox Brewing and B2 Bistro & Bar, all of which executed new long term leases for this location since redevelopment commenced in 2016.

EXECUTIVE SUMMARY - THE KNITTING MILLS

CORPORATE NEIGHBORS



Jackson Cross Partners | 610 Freedom Business Center, King of Prussia, PA 19406

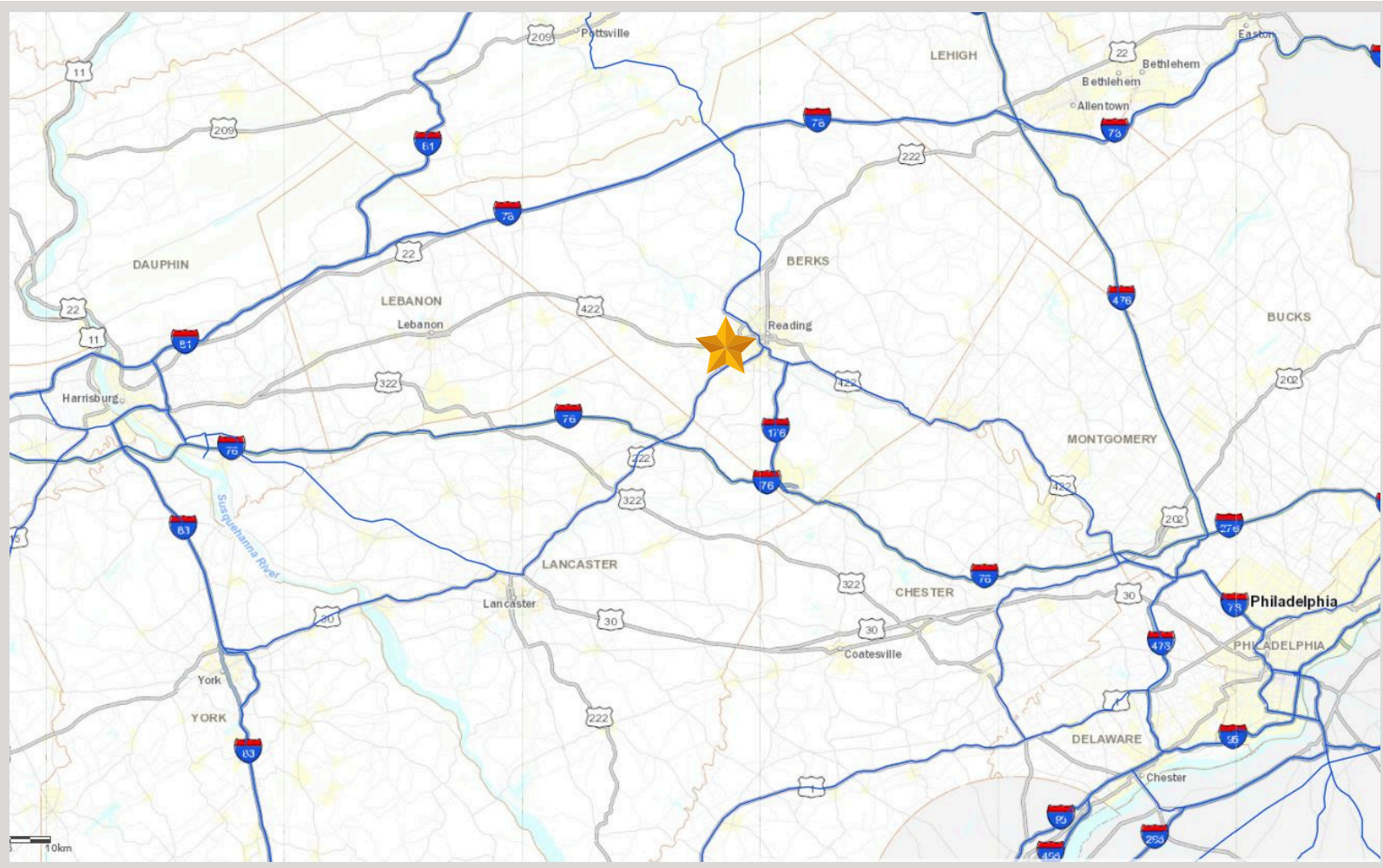
610-265-7700 | www.jacksoncross.com

SPECTACULAR OFFICE SPACE AVAILABLE IN WYOMISSING 50 INNOVATION WAY



TRANSIT-ORIENTED LOCATION

Located at the confluence of routes 422 and 222, Wyomissing has grown into an important commercial area for the Philadelphia region with a heavy concentration of retail offerings and medical services. Wyomissing is strategically located just outside of Reading and equidistant from Philadelphia, Pennsylvania's largest city and Harrisburg, Pennsylvania's state capital.



Distances to Major Pennsylvania Cities

Philadelphia..... 58 miles
Harrisburg..... 61 miles
Lancaster..... 33 miles
York..... 54 miles
Allentown..... 40 miles
Bethlehem..... 47 miles

Bob Cook | 267-847-7609 | bcook@jacksoncross.com / Mike Barnes | 610-733-9398 | mbarnes@jacksoncross.com

Jackson Cross Partners | 610 Freedom Business Center, King of Prussia, PA 19406
610-265-7700 | www.jacksoncross.com



Commercial Real Estate done smarter

Bob Cook

484-370-2655

bcook@jacksoncross.com

Mike Barnes

484-370-2639

mbarnes@jacksoncross.com

Jackson Cross Partners

610 Freedom Business Center

Suite 310

King of Prussia, PA 19406

www.jacksoncross.com

610-265-7700

Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, change of price or other conditions, prior sale or lease withdraw without notice. Jackson Cross Partners, any cooperating broker, and any salesperson working with either, are representing the owner's interest and fiduciary responsibilities to the owner, but are obligated to treat all parties fairly. Property listings held by brokerage firms other than Jackson Cross Partners, LLC may be included herein.