

For Lease
535 Canal Street
Reading, PA 19602



535 Canal Street
Reading, PA 19602
Berks County

Property Features

- Commercial Spaces from 1,700 to 6,000 SF
- Rich Architectural Details!
- Former Pub Area with optional "R"-Liquor License For Sale
- Office Suites perfect for Small Businesses, CPA, Attorney, Counselling, Etc.
- Value Priced!
- Low Overhead, Nice Overhead!

For more information, contact

Steve Willems, SIOR 610 370 8506

Kyle McKechnie, SIOR 610 370 8522

swillems@naikeystone.com

kmckechnie@naikeystone.com



NAIKeystone

875 Berkshire Boulevard, Suite 102
Wyomissing, PA 19610
+1 610 779 1400

Unique Spaces For Lease
535 Canal Street
Reading, PA 19602

Data Sheet

GENERAL DATA	
Property Type:	Multi Tenant Commercial Building / Condominium
Zoning:	RR - Riverfront Redevelopment Overlay District See www.readingpa.gov/content/zoning-ordinance for details
Lease Type:	MG - Modified Gross
Municipality:	City of Reading
Year Built:	1905, Renovated in 2019/2020

AVAILABILITY	
Description:	<p>Commercial / Professional Suites in a classic red brick building just off the Schuylkill River. Massive wooden columns and beams make this architecturally unique. This former restaurant and event space is transformed into usable suites perfect for wide variety of uses. Businesses are welcome to enjoy professional work space with an upscale architectural feel that is hard to fine.</p> <p>High 12'6" ceilings and wood plank floors shine with natural light from massive windows. The space is divided into four areas now and can be further demised.</p>
Size (SF):	<p>While the overall Building is 93,968 SF in size, the leaseable spaces are a part of condominium unit (#3) which is estimated to be 12,703 SF in size.</p> <p>Available Suites include:</p> <p>Former Pub Area 3,750 SF +/- which includes a private entrance of the parking lot, large open space with a 30' long bar which may be repurposed for other uses. Rich woodwork, plank flooring, high ceilings and two bathrooms.</p> <p>Commercial Kitchen 3,750 SF +/- which includes 1,294 SF basement storage w/ walk-in coolers. Perfect for a Caterer, Production Kitchen or can be leased in conjunction with the Pub Area or Center Room.</p> <p>Center Room is 4,000 SF +/- with a 9 massive windows, mix of carpeting and wood plank flooring, access to two shared bathrooms and an open break-room with coffee bar.</p> <p>Private Office Suite 1,683 SF which includes two private offices, one semi private office and a large open area. This suite will utilize common bathrooms off the lobby entrance.</p>
Common Areas:	Main lobby off the parking lot, interior lobby (to be constructed) to allow all occupants access to bathrooms, and common coffee / break area.
Restrooms:	Large Men's and Ladies Room in the former Pub Suite and in the Center Section.
Ceiling Height:	Main Floor is 12' 6" to deck
Parking:	Shared surface spaces. 34+ on the lot. Additional parking between the Subject Building and the 7-Story building across from it. This is by a license agreement.



Unique Spaces For Lease
535 Canal Street
Reading, PA 19602

535 Canal Street Photos



West Elevation



South West Corner



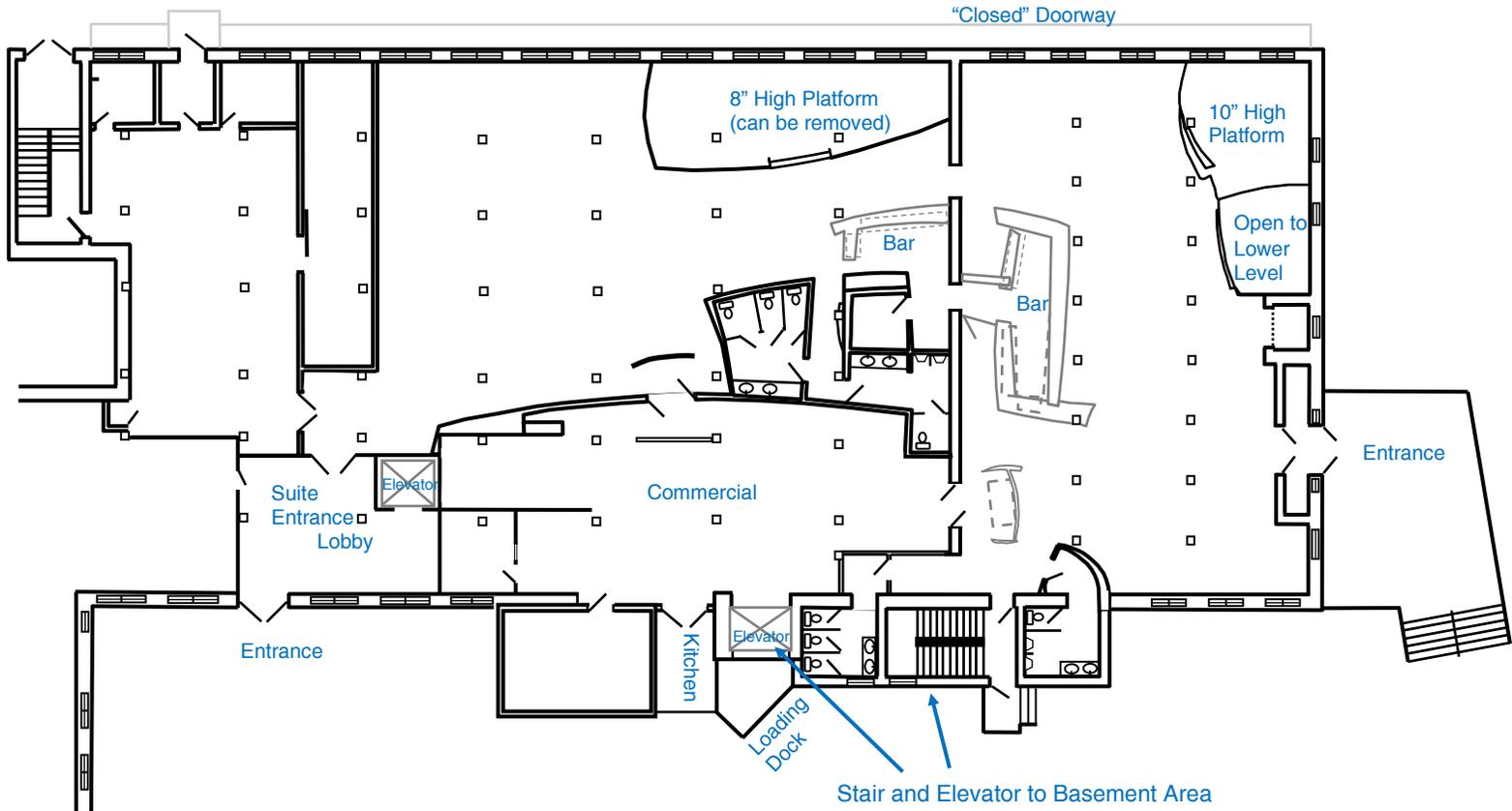
Center Room
Up to 6,000 SF

4,000 SF Area



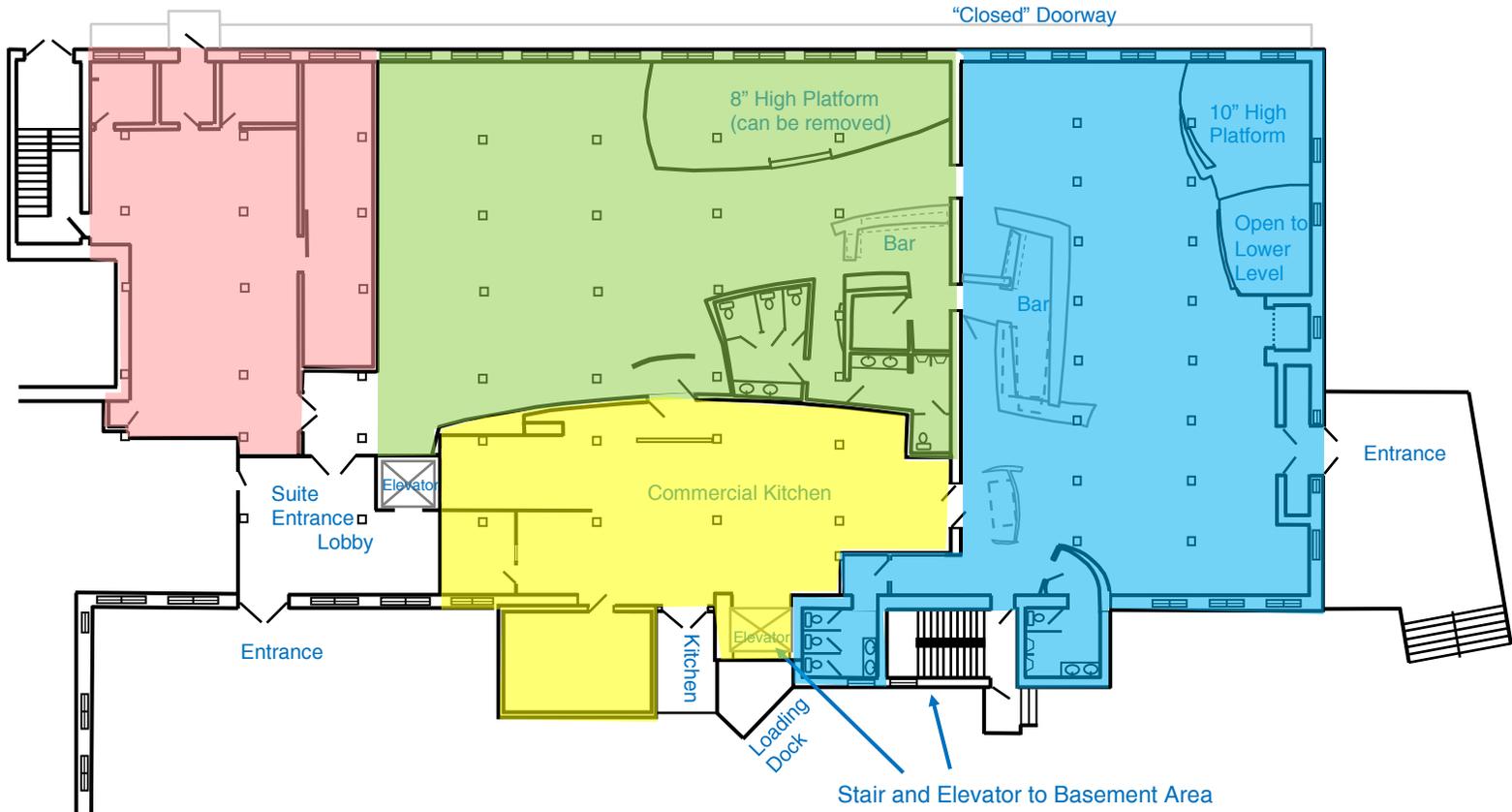
Unique Spaces For Lease
535 Canal Street
Reading, PA 19602

FLOOR PLAN



Unique Spaces For Lease
535 Canal Street
Reading, PA 19602

FLOOR PLAN UNIT BREAKDOWN



-  Commercial Area 3,750 SF +/-
-  Main Center Area, can be subdivided. 4,000 SF +/-
-  Professional Office 1,683 SF +/-
-  Commercial Kitchen 3,750 SF +/-

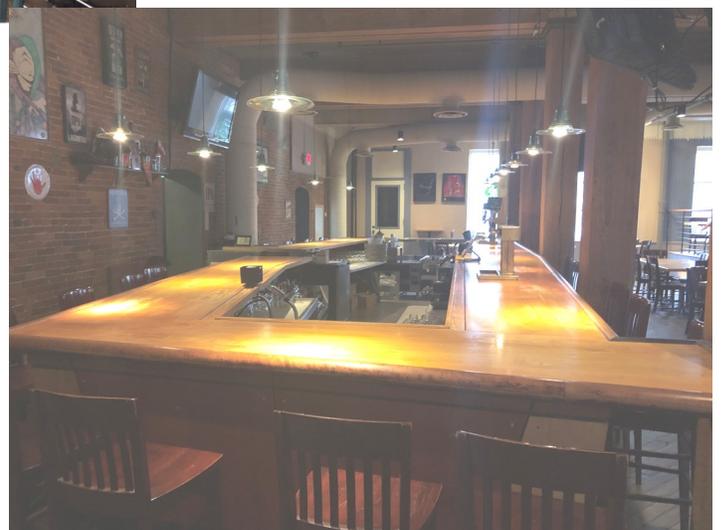
Unique Spaces For Lease
535 Canal Street
Reading, PA 19602

Photos

Adaptable to
Many Uses



Architectural Details!



Unique Spaces For Lease
535 Canal Street
Reading, PA 19602

High Production Kitchen



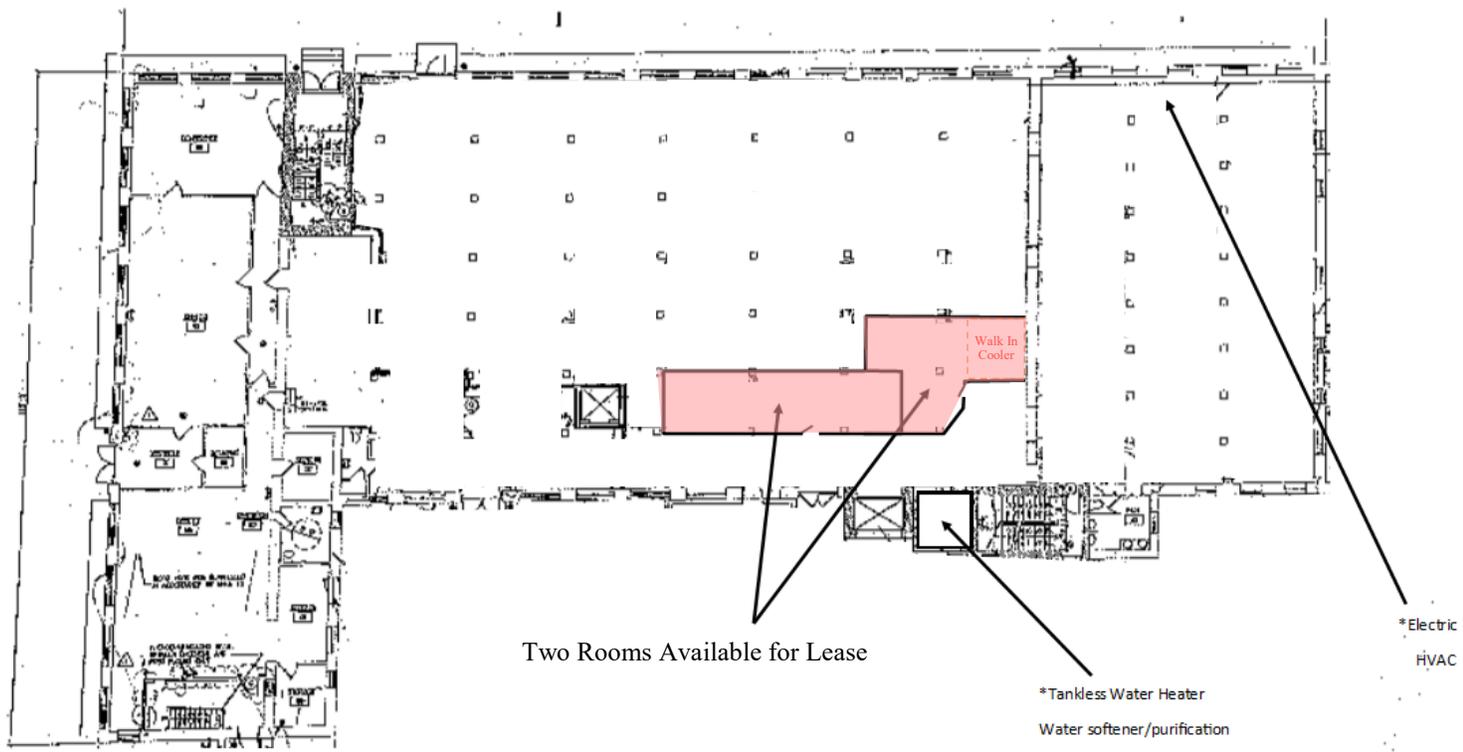
Unique Spaces For Lease
535 Canal Street
Reading, PA 19602

FLOOR PLAN Basement

535 Canal Street

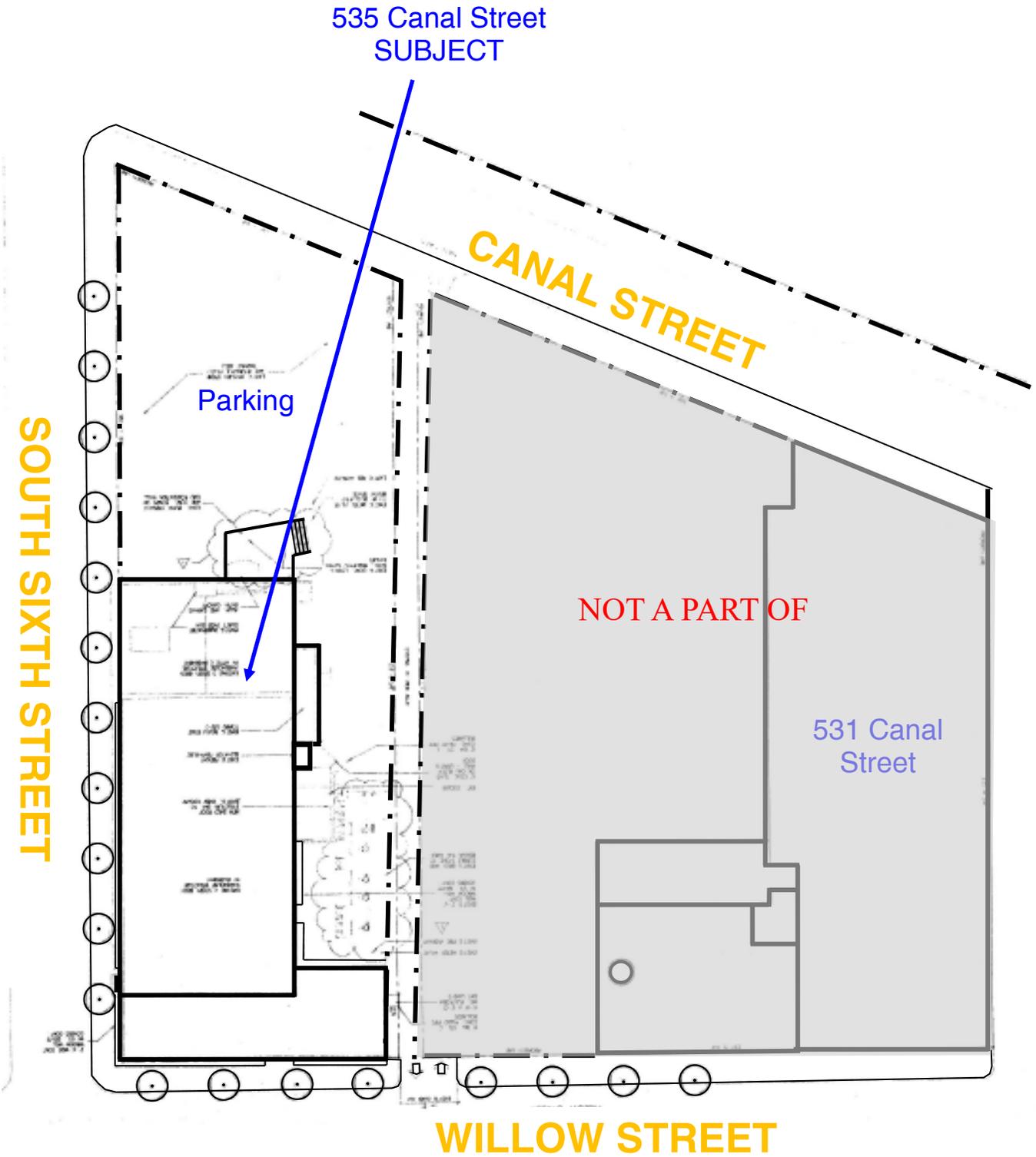
BASEMENT FLOOR PLAN

* Mechanicals are located in the Common Area



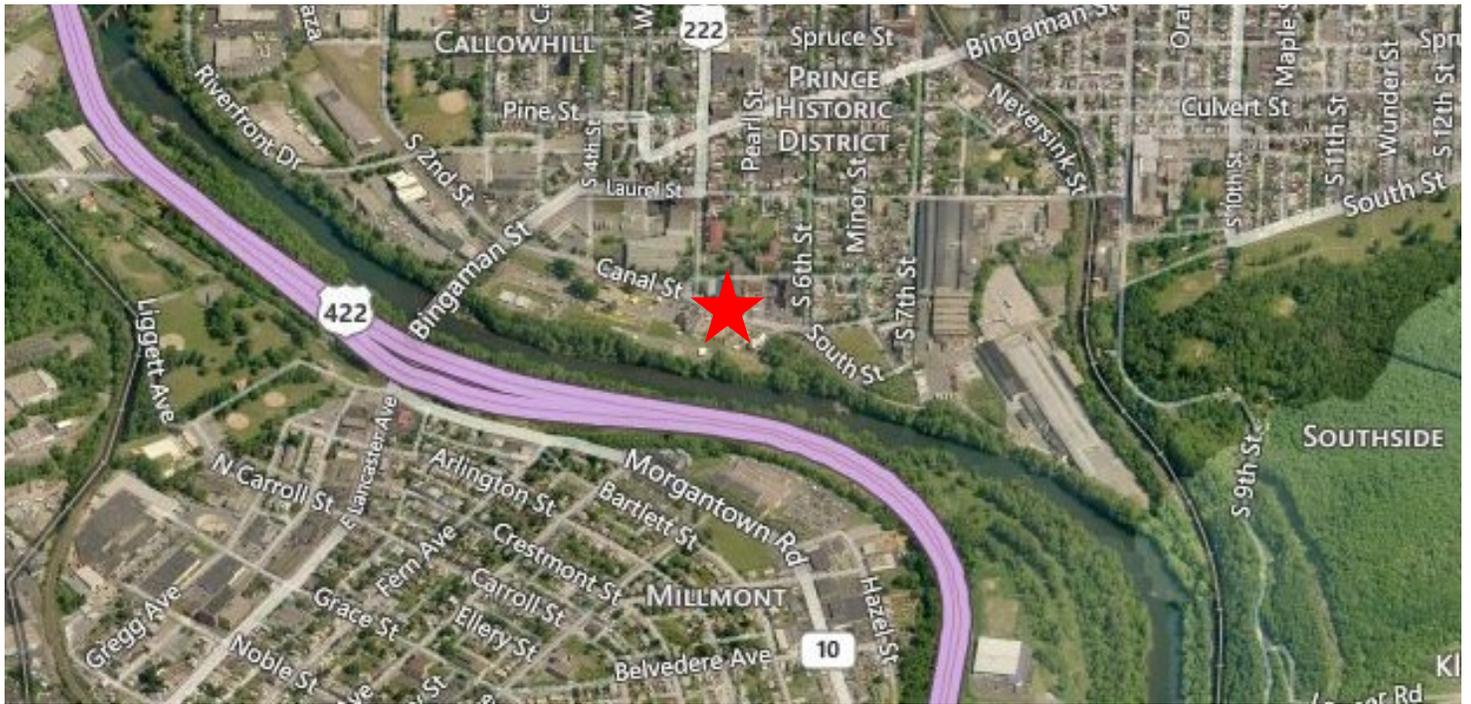
Unique Spaces For Lease
535 Canal Street
Reading, PA 19602

SITE PLAN



Unique Spaces For Lease
535 Canal Street
Reading, PA 19602

LOCATION MAP



- One Minute to Bingham Street Bridge / Route 422
- 6 Blocks to Penn Street (Downtown Reading) which includes the Santander Center
- 5 minutes to Route 222
- Easy highway access provides accessibility within minutes to Berk's County leading employers and a deep employee pool.



875 Berkshire Boulevard, Suite 102
Wyomissing, PA 19610
+1 610 779 1400
naikeystone.com