

For Lease

Office Building

\$13.50 SF/yr



The Corbit Building

147 North 5th Street
Reading, Pennsylvania 19601

Property Highlights

- Downtown Location
- Attached heated parking garage
- Attentive property management
- Gross lease rate

Property Description

This office building is in a high profile location and was fully renovated in 2020. The attached heated parking garage provides the finest employee parking arrangements in Berks County.

Visit naikeystone.com for accurate listing info.

OFFERING SUMMARY

Lease Rate	\$13.50 SF/yr (Gross)
Available SF	2,073 SF
Building Size	12,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.25 Miles	2,675	\$31,589
0.5 Miles	11,213	\$33,604
1 Mile	47,855	\$39,165

For more information

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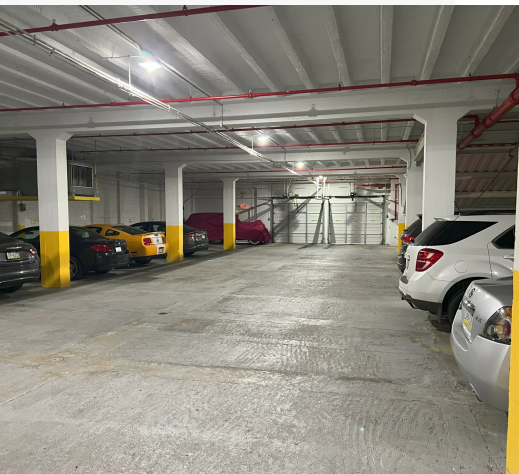
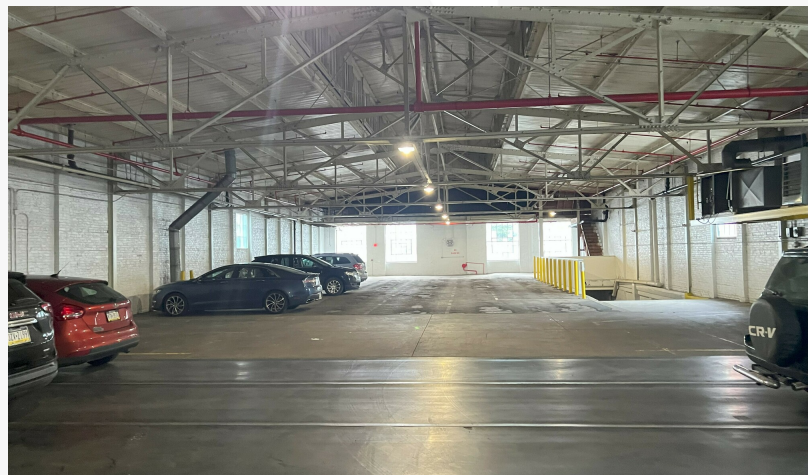
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PROPERTY NAME:	The Corbit Building
PROPERTY ADDRESS:	147 North 5th Street Reading, PA 19601
PROPERTY TYPE:	Office
BUILDING CLASS:	B
ZONING:	C-C Commercial Core
PARKING:	Included with an attached heated private parking garage
AVAILABILITY:	2,073 SF 3rd floor suite

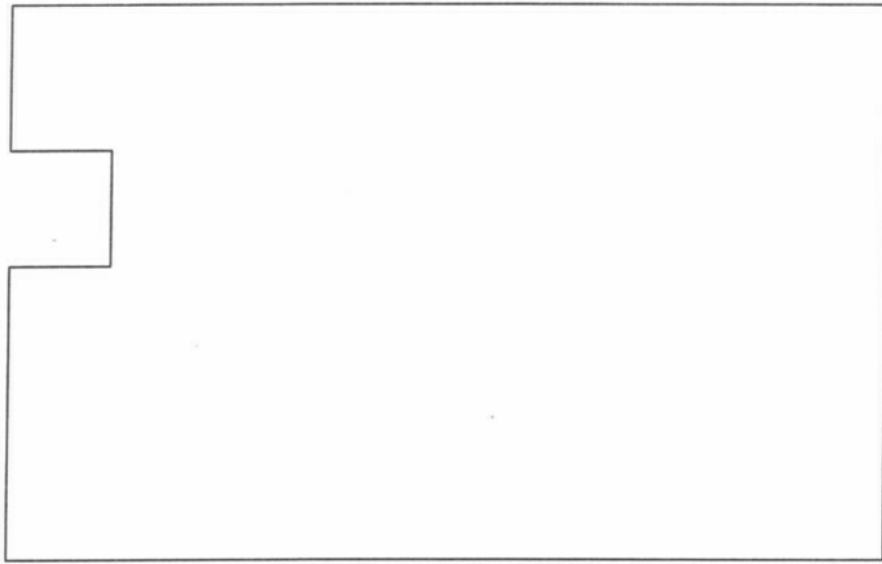


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5th street



3RD FLOOR

For Lease

Office Building

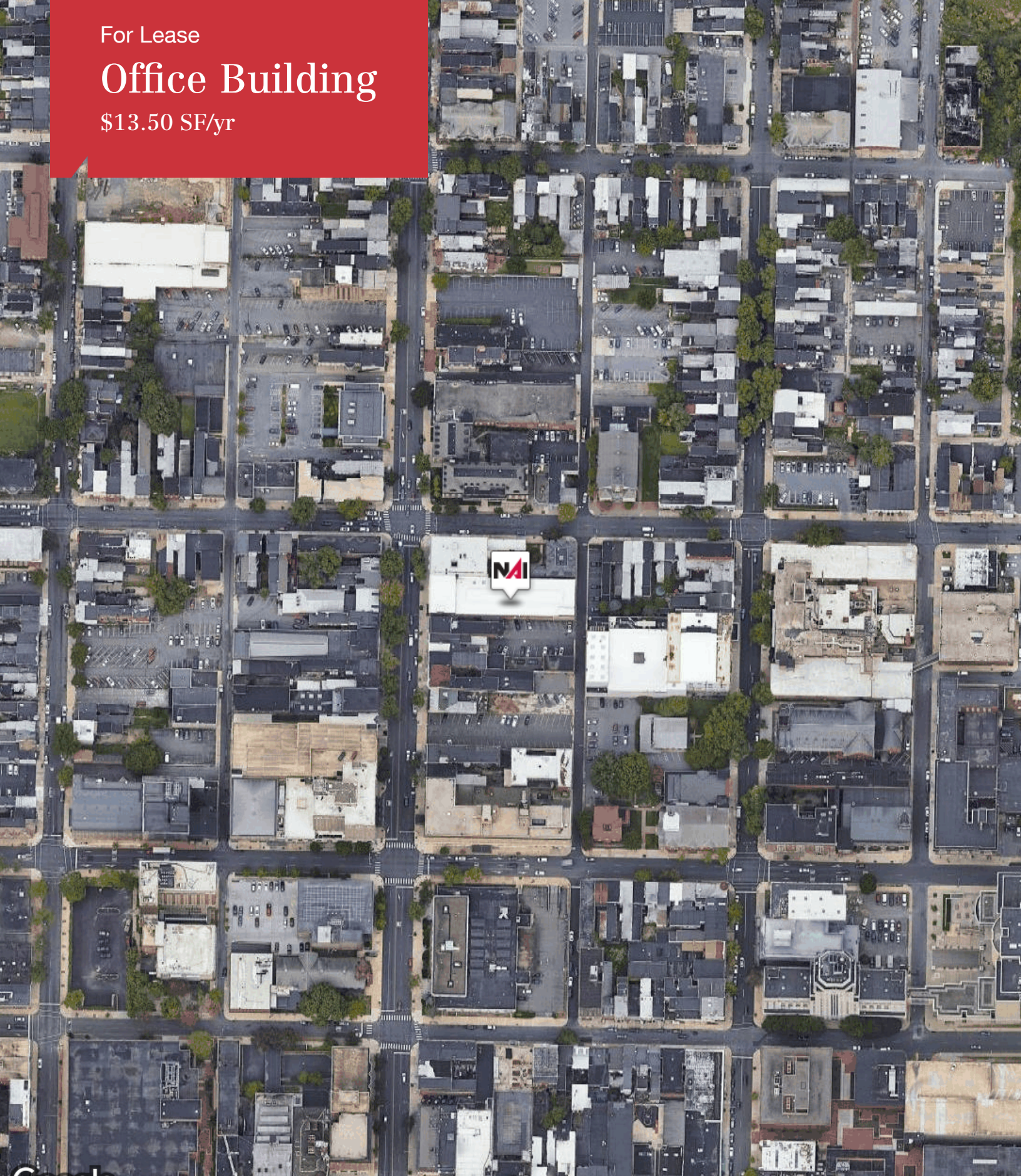
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Google

Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA/FPAC/GEO

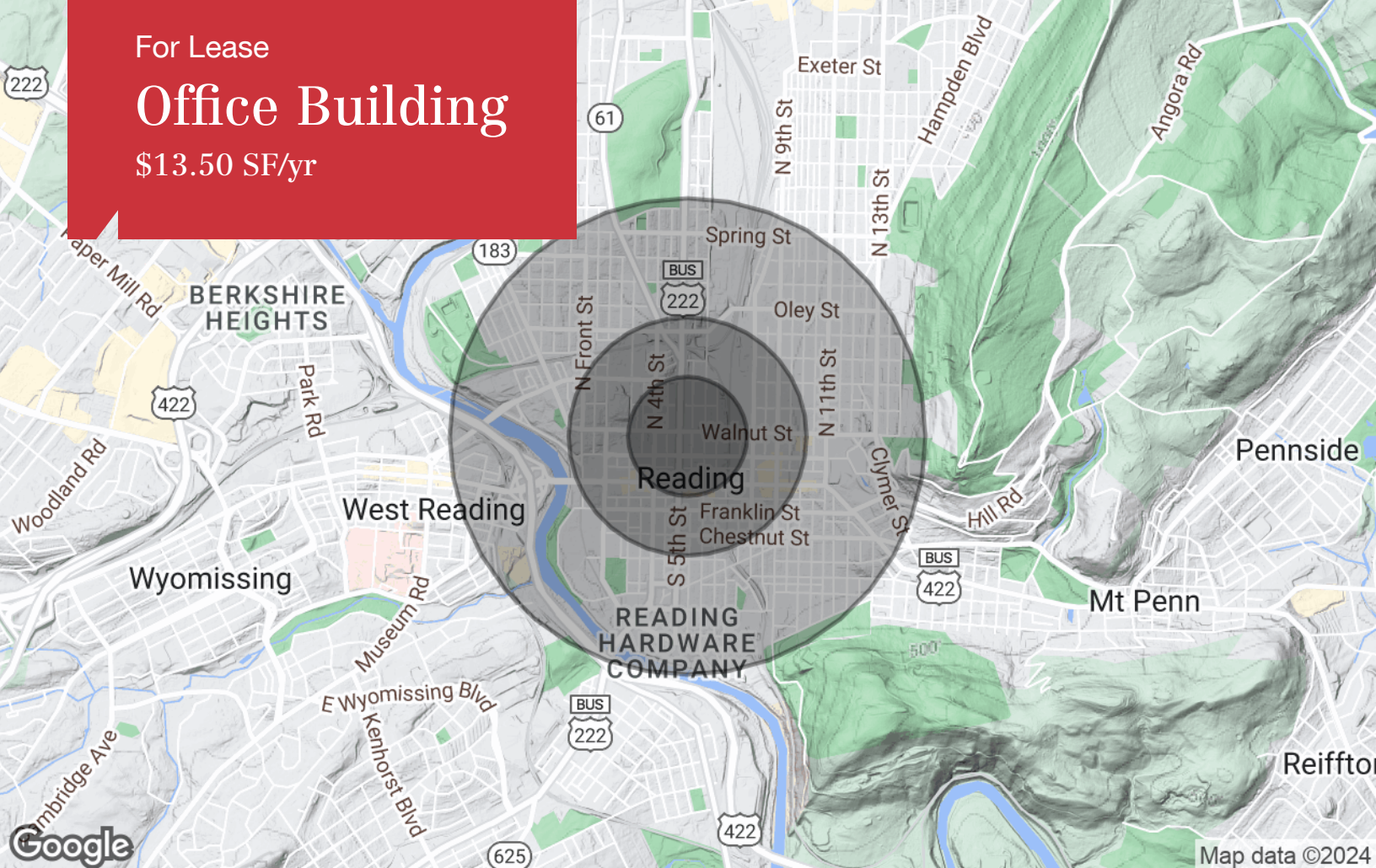
NAIKeystone
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Population

	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	2,675	11,213	47,855
MEDIAN AGE	32.8	35.4	31.3
MEDIAN AGE (MALE)	33.9	34.7	31.0
MEDIAN AGE (FEMALE)	32.6	37.4	33.6

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	1,305	5,508	19,498
# OF PERSONS PER HH	2.0	2.0	2.5
AVERAGE HH INCOME	\$31,589	\$33,604	\$39,165
AVERAGE HOUSE VALUE	\$40,813	\$35,131	\$60,175

Race

	0.25 Miles	0.5 Miles	1 Mile
% WHITE	57.5%	54.2%	54.6%
% BLACK	18.6%	14.1%	15.9%
% ASIAN	0.4%	1.1%	1.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.8%	2.4%	1.9%
% OTHER	22.7%	28.2%	26.1%

Ethnicity

	0.25 Miles	0.5 Miles	1 Mile
% HISPANIC	73.4%	71.8%	69.9%

* Demographic data derived from 2020 ACS - US Census