




# NAI Keystone

MULTI-TENANT OFFICE  
INVESTMENT OPPORTUNITY



TREEVIEW CORPORATE CENTER  
2 MERIDIAN BLVD.  
WYOMISSING, PA 19610

CONFIDENTIAL OFFERING MEMORANDUM



TREEVIEW CORPORATE CENTER  
2 MERIDIAN BLVD.  
WYOMISSING, PA 19610

**NAI**Keystone

EXCLUSIVELY LISTED BY:

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Senior Vice President Client Services  
Office: 610-370-8508  
JBUCINNO@NAIKEYSTONE.COM

# OFFERING PROCESS

## EXCLUSIVE REPRESENTATION

Ownership has exclusively retained NAI Keystone in this transaction.

## OFFER REQUIREMENTS

All offers should include:

- Purchase price and approval process
- Timing for inspection period and closing date
- Amount and timing of earnest money, including any amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of purchaser
- Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule. Preference will be given to buyers that have visited the Property.

## CO- BROKER COMMISSION

Any Purchaser which is represented by a broker is responsible to compensate their broker.

## COMMUNICATION

All communications, inquiries and requests should be addressed to the NAI Keystone listed, as representative of the Seller.

For more information, visit:

**[www.NAIKeystone.com](http://www.NAIKeystone.com)**



# OFFERING OVERVIEW

NAI Keystone has been retained by Ownership as the exclusive marketing advisor for the sale of Treeview Corporate Center, a 64,542 square foot, three-story, multi-tenant office building located on a 6.95 acre site at 2 Meridian Boulevard in Wyomissing, Berks County, Pennsylvania (the “Property”).

Treeview is currently 92% occupied by a diverse mix of sixteen (16) tenants that include predominantly national businesses. Occupied suites range from 1,075 square feet to a full floor 23,000 square feet, and have a weighted average remaining term of 4.5 years.

The Property is anchored by Medical Billing & Management Services, a leading billing services provider for radiology practices across the country. MBMS has been a tenant for nearly 15 years and has grown to occupy 23,212 square feet (the entire third floor) through March 2028. The longest tenured tenant is Bingaman Hess. A southeastern Pennsylvania civil law firm, they have been located in Treeview Corporate Center since 2001 and currently occupy 6,240 square feet through May 2035.

Constructed in 1990, this Class A office building features an attractive brick façade with continuous window ribbons throughout. As employees return to work during the pandemic, Ownership has been extremely proactive in taking measures to ensure their comfort and safety. For example, in response to concerns about flow of air through their offices, Ownership made a very significant investment in upgrades to the building’s HVAC system by installing a new 96-ton roof top unit, in addition the building has an LED in-duct, whole building air purification system that will greatly protect against airborne and surface microbials, bacteria, viruses, and mold.

The Property is situated less than a mile from both Route 222 via Broadcasting Road and Route 422 via Paper Mill Road, and is easily accessible via major roadways including the PA Turnpike (I-76) connecting Montgomery, Chester and Lancaster counties, Interstate 176 heading north/south from

## INVESTMENT PROFILE

ADDRESS:	Treeview Corporate Center 2 Meridian Boulevard Wyomissing, PA 19610
PROPERTY TYPE:	Multi-Tenant Office
SITE SIZE:	6.95 Acres
RENTABLE SF:	64,752 SF
AVAILABLE SF:	5,260 SF
OCCUPANCY:	92%
YEAR BUILT:	1990
OFFERING PRICE:	\$11,235,000 (\$174/SF)
IN-PLACE NOI:	\$954,982
YEAR 1 CAP RATE:	8.5%

Morgantown to Reading, Interstate 78 heading east/west to the Lehigh Valley and Harrisburg, and Route 422 running east/west from King of Prussia to Reading. Both of Tower Health’s and Penn State Health St. Joseph’s two hospital campus systems are all located within a 5 to 10-minute drive of the Property.

The Wyomissing office submarket encompasses nearly 2.6 million square feet of office space in 80 class A and B properties, but with limited sites for new development, has seen only a few new buildings since 2009. As expected, the vacancy rate has gone up since the COVID-19 event, increasing from 5.8% to 10%. However, with very little new supply, the demand for office space has remained steady compared to other regional suburban office markets.

Treeview Corporate Center presents the prospective purchaser with the opportunity to acquire a stable Class A suburban office property in a highly desirable location and at a price that is well below replacement cost.

An aerial photograph of a large, modern office building with a flat roof and a central entrance. The building is surrounded by extensive parking lots filled with cars. The surrounding area includes green spaces with trees and a road. A red banner is overlaid at the top left of the image.

# INVESTMENT HIGHLIGHTS

## STABLE CASH FLOW

Treeview Corporate Center offers an established rent roll of predominately national tenants. Lease structures include annual rent escalations and tenant expense recoveries over a base year. The Property's largest tenant, Medical Billing & Management Services, occupies 23,212 square feet with several years remaining. The next largest tenant, Bingaman Hess law firm, leases 6,240 square feet. Overall, the Property is 92% leased to a broad mix of sixteen (16) tenants with a weighted average remaining term of 4.5 years. Such diversity provides outstanding income stability from the anchor tenant, but also mitigation of lease rollover risk from smaller tenants.

## CAPITAL IMPROVEMENTS

Owner has recently installed a new 96-ton roof top HVAC unit.

## EASILY ACCESSIBLE LOCATION

The Property is situated less than a mile from Route 222 via Broadcasting Road and Route 422 via Paper Mill Road. The location is also convenient to areas throughout the region via the PA Turnpike (I-76), Interstate 78 and Interstate 176.

## LONG-TENURED TENANCY

The Property is anchored by Medical Billing & Management Services who has been a tenant since 2006. Over a span of nearly 20 years the company has grown in size and now occupies the entire 3rd floor space. Beyond that, the longest tenured tenant is the law firm Bingaman, Hess who has had an office in the building for nearly 20 years, and has recently expanded into 6,240 square feet. Both tenants have several years remaining of lease term.

## OCCUPANCY

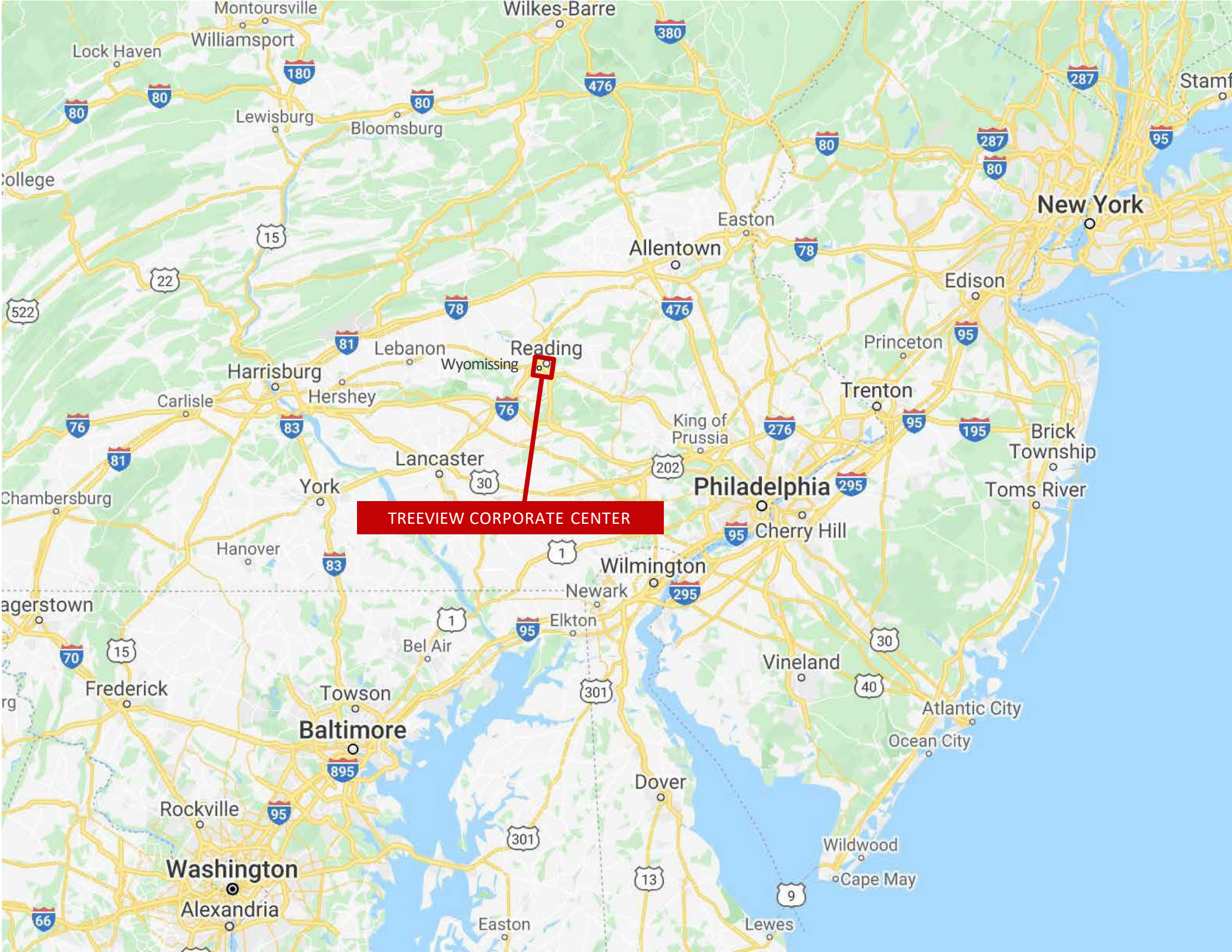
Ownership has been successful in extending and expanding existing tenants, notably Bayada Health Systems and Bingaman Hess, along with signing several new leases that have further stabilized the Property.

## EXCELLENT SURROUNDING AMENITIES

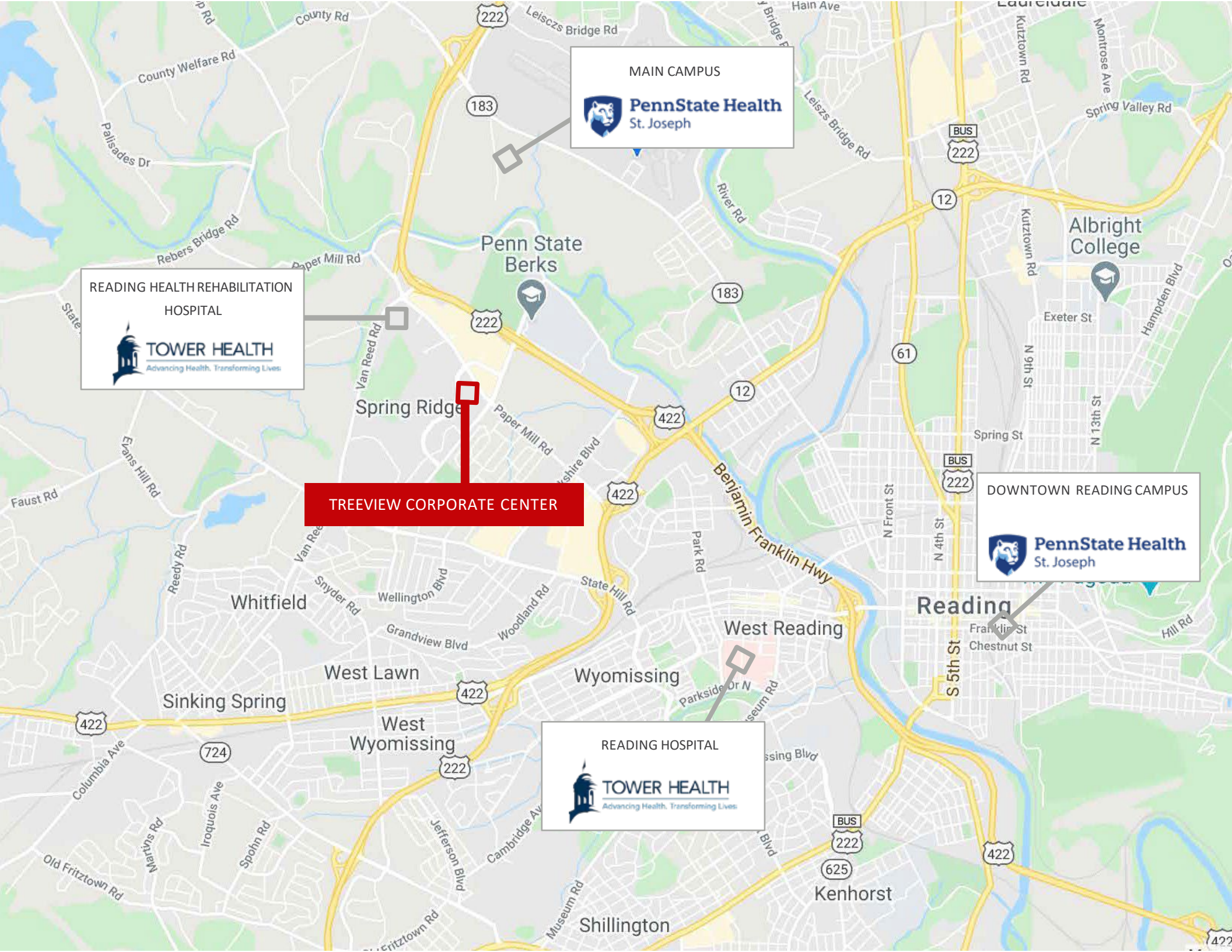
Employees have access to a full array of amenities including restaurants, shopping and hotels along Berkshire Blvd, Woodland Road and Paper Mill Road.

## SIGNIFICANT DISCOUNT TO REPLACEMENT COST

Treeview Corporate Center provides an opportunity to acquire a premier office building at a very competitive basis relative to the cost of new construction in Wyomissing.



**TREEVIEW CORPORATE CENTER**



MAIN CAMPUS



**Penn State Health**  
St. Joseph

READING HEALTH REHABILITATION  
HOSPITAL



**TOWER HEALTH**  
Advancing Health. Transforming Lives.

**TREEVIEW CORPORATE CENTER**

DOWNTOWN READING CAMPUS



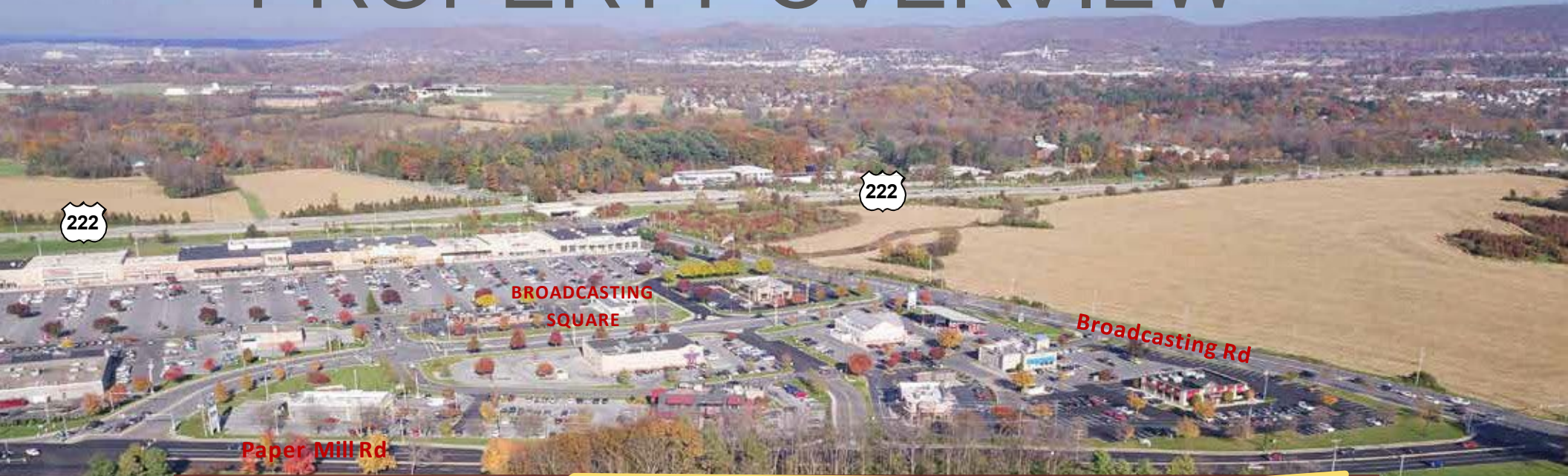
**Penn State Health**  
St. Joseph

READING HOSPITAL



**TOWER HEALTH**  
Advancing Health. Transforming Lives.

# PROPERTY OVERVIEW



# PROPERTY SPECIFICATIONS

## PROPERTY ADDRESS

Treeview Corporate Center 2  
Meridian Boulevard  
Wyomissing, PA 19610

## COUNTY

Berks

## TOWNSHIP

Spring

## TOTAL SITE AREA

6.95 Acres

## PARKING

5 per 1,000

## ZONING

Spring Ridge Planned Residential Development (PRD)

## PERMITTED USES

Development of varied commercial business and office uses in combination with limited intensive residential development

## RENTABLE BUILDING AREA

64,752 SF

## YEAR BUILT

1990

## FLOORS

Three (3) Story

## CONSTRUCTION

Reinforced concrete foundation

## EXTERIOR WALLS

Brick masonry panels

## ROOF SYSTEM

Flat Ballasted, Rubber Membrane. Replaced July 2016 and includes a Firestone 15-year warranty.

## HVAC

Trane VAV system with Three (3) Rooftop units, with one (1) new 96-ton unit, zoned every 1,200 SF.; Recently installed LED In-duct, whole building air purification system.

## ELEVATORS

Two (2) Otis Hydraulic Passenger Elevators

## LIFE SAFETY

The building is not sprinklered-served but has an internal dry standpipe system with exterior fire connection point.

## WATER / SEWER

Pennsylvania Water

## ELECTRICITY

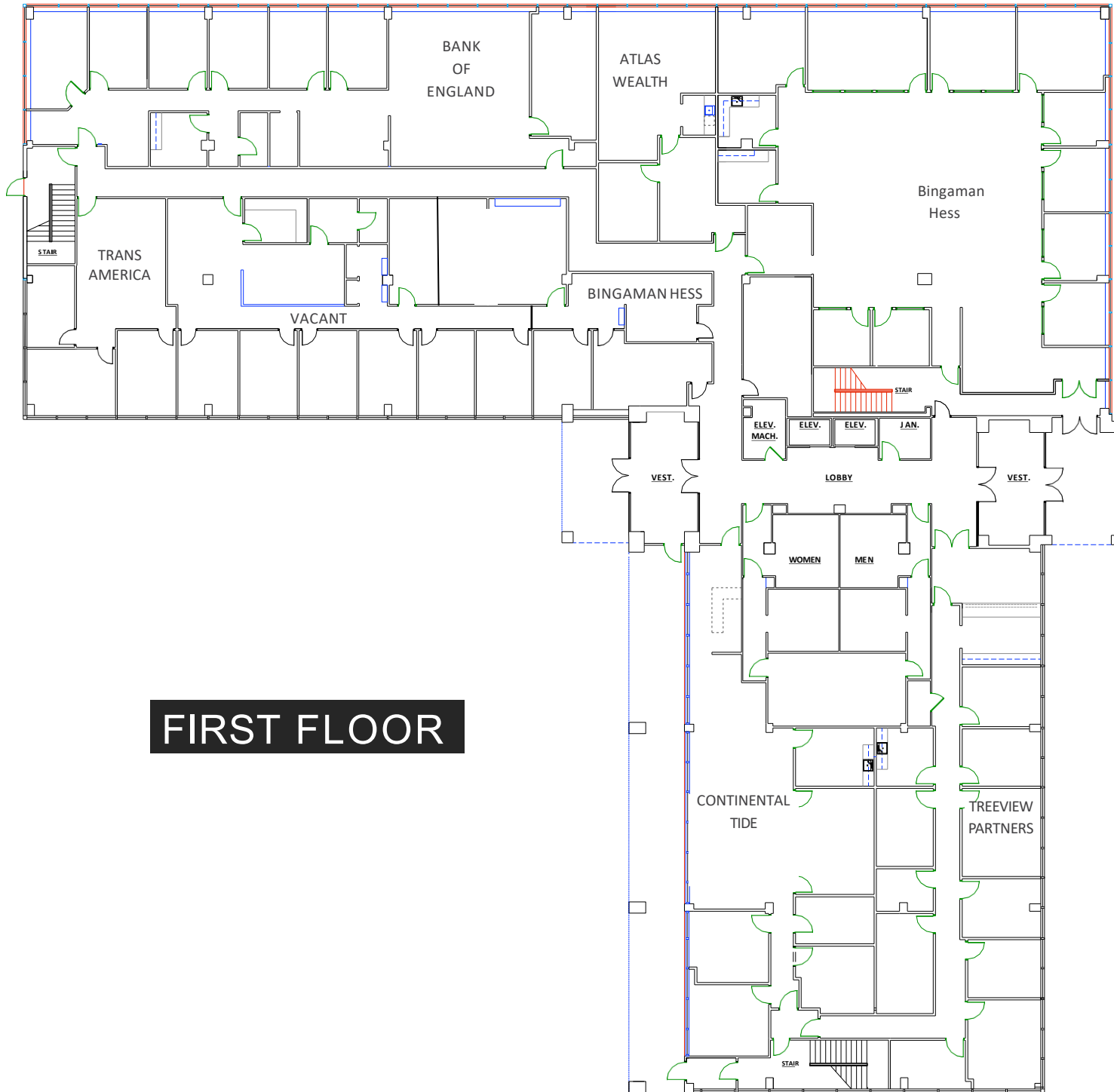
PPL

## REAL ESTATE TAXES

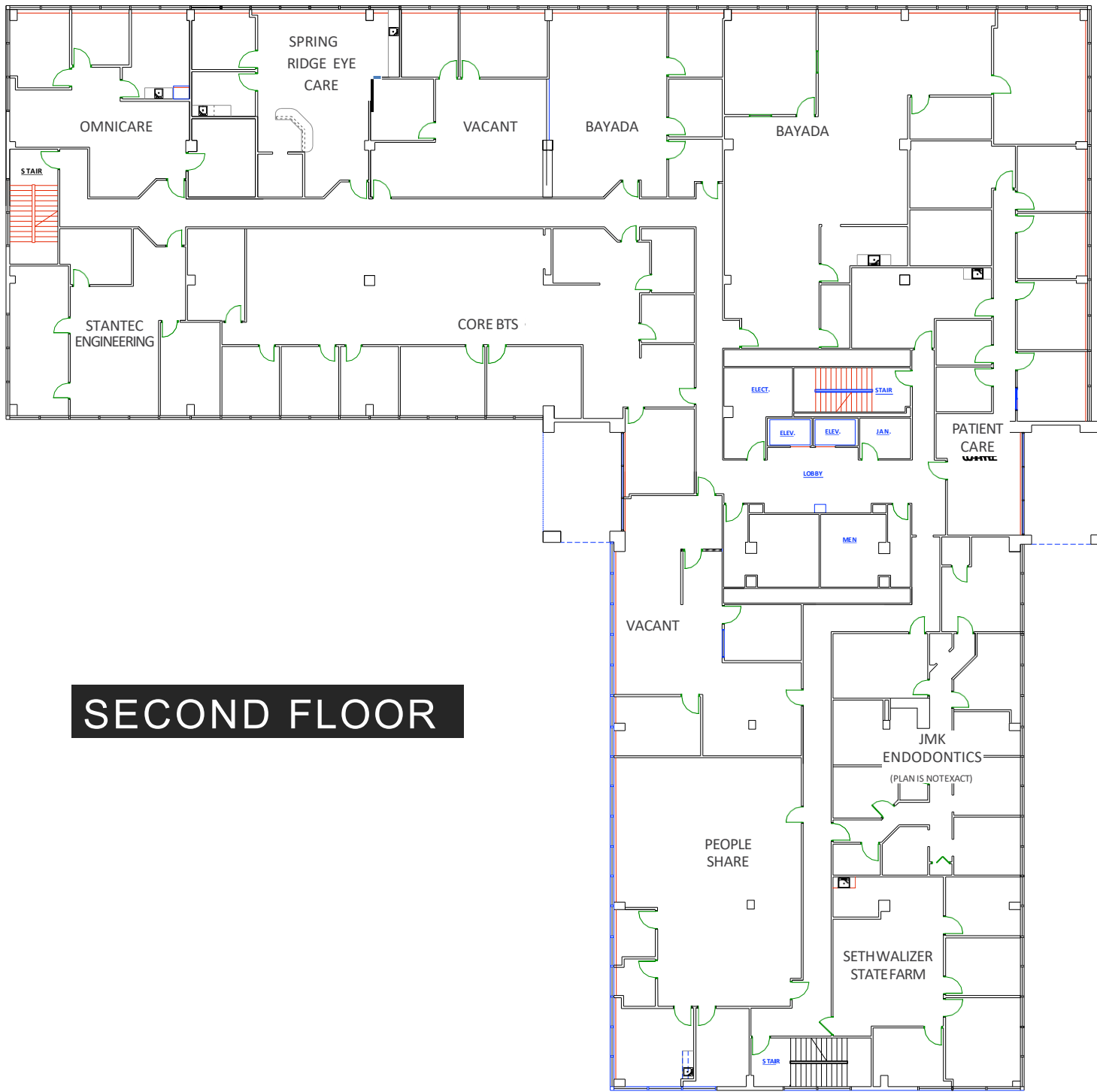
Assessed Value \$4,004,000

Property Tax (2% discount) \$182,059

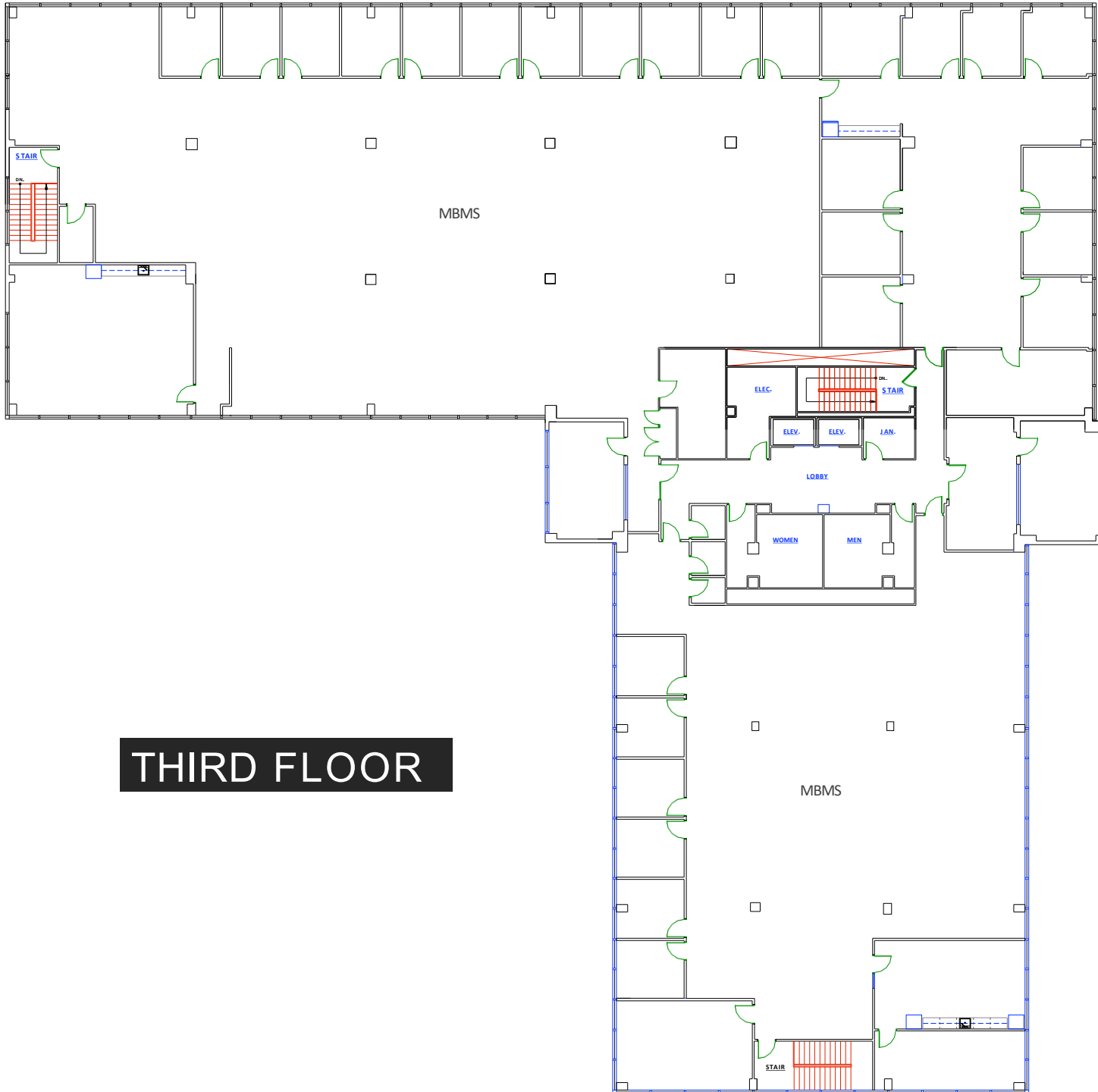
2024/2025 Millage Rates	Rate	Taxes
Berks County	9.013	\$38,088.05
Spring Township	3.650	\$17,614.60
School District	30.640	\$130,073.56
<b>Total</b>	<b>38.367</b>	<b>\$185,385.21</b>



**FIRST FLOOR**



# SECOND FLOOR



**THIRD FLOOR**

# AMENITIES



**TEXAS**  
60,232 ADT

**HOMEWOOD SUITES**  
Hilton  
119 Rooms

**KOHL'S**

**Treeview Corporate Center**

**Pam State Berks Campus**  
2,800 Students

**Wawa**

**FOX THEATRES**  
8 Screens

**THE HOME DEPOT**

**MISSION BBQ**

**GNC**  
LIVE WELL  
BUNDS TO GO  
**Mac's**  
COUNTRY GRILL

**Hampton Inn**  
91 Rooms

**OLD NAVY**  
**JO-ANN**  
QUALITY TO THE CLOSET  
**DSW**  
DESIGNER SHOE WAREHOUSE

**Applebee's**

**BEST BUY**

**Olive Garden**

**Days Inn**

**CROWN PLAZA**  
HOTEL RESORTS  
253 Rooms

**Spring Meadow SC**  
**GIANT**

**B.J. WHITMAN'S**  
RESTAURANT & BAR

**AUSTIN'S**  
RESTAURANT & BAR

**Berkshire Square**

**WAYBACK**  
**Walmart**  
**Redner's WAREHOUSE MARKETS**  
**TACO BELL**

**SUPER CUTS** **Staples** **PLATO'S** **LA FITNESS**

**SALLY BEAUTY** **T-Mobile** **PETSMART** **SUBWAY** **HANDS STONE** **BUROG KING**

**FedEx**  
Office

**STARBUCKS**  
COFFEE

**SALADWORKS**

**Berkshire West**

**TJ-maxx** **ACMOORE**

**OUTBACK**  
STEAKHOUSE

**Berkshire Mall**  
910,000 SF

**EXPRESS** **Boscov's**

**five BELOW** **GAP** **DQ**

**Ruby Tuesday** **FIREHOUSE SUBS**

**Santander** **Chick-fil-A**

**PLACEMENT**

**PLACE LOFT** **GYMBOREE**

**TALBOTS** **JJill** **USA BANK** **AMERICAN EXPRESS**

**chico's** **charlie** **ON THE BORDER**

**NEW YORK & COMPANY**

# PROPERTY TENANCY



# TENANT PROFILES



ATLAS WEALTH MANAGEMENT [www.atlaswealthpartners.com](http://www.atlaswealthpartners.com)

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Suite	Suite 104
Square Feet	1,075

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Atlas Wealth Partners, with its only location being in Wyomissing, PA, are devoted to providing their clients from all walks of life and varying income levels, the help to allow them to achieve their financial goals. The team consists of three main advisors who are all very experienced in the field.



BAYADA HOME HEALTH CARE [www.bayada.com](http://www.bayada.com)

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Suite	Suite 212 & 212B
Square Feet	4,221

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Servicing children and adults of all ages since 1975, BAYADA has become a trusted leader in providing a full range of clinical care and support services at home for children and adults of all ages. With more than 360 offices in 23 states and 6 countries, this location is specialized in home health visits in the Berks County.



SPRING RIDGE FAMILY EYECARE [www.springridgeeyecare.com](http://www.springridgeeyecare.com)

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Suite	Suite 206
Square Feet	1,110

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Spring Ridge Family Eyecare, previously located in another building in Wyomissing, has moved their practice into this 1,110 SF office space. Having built a great reputation for themselves in the area, the private optometric practice takes the time to listen to the patients and provide the best solutions specific to your vision and eye health needs.



BINGAMAN HESS [www.bingamanhess.com](http://www.bingamanhess.com)

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Suite	Suite 100 & 106
Square Feet	6,240

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Bingaman Hess is a southeastern Pennsylvania civil law firm with its primary focus in Reading and Berks County. Their areas of practice include business law, litigation, real estate law, wills and trusts, worker's compensation, family law, bankruptcy and personal injury.

# TENANT PROFILES



MEDICAL BILLING & MANAGEMENT SERVICES [www.mbms.net](http://www.mbms.net)

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Suite	Suite 300
Square Feet	23,212

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MBMS has been serving radiology practices since 1986, providing billing and practice management services for over 1,600 radiologists across the country. With this space, in Reading, being dedicated to office sales, they own a headquarters located in Newark, DE and regional offices located in Hamilton, Harrisonburg, Atlanta, Corvallis, Somerset, State College, East Haven, Denver, and Reno.



CORE BUSINESS TECHNOLOGY SOLUTIONS [www.corebts.com](http://www.corebts.com)

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Suite	Suite 200
Square Feet	3,487

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For more than 30 years, Core Business Technology Solutions has provided business technology solutions to a wide variety of industries, helping companies achieve their goals, streamline operations, reduce costs, and enhance their bottom lines. With this location serving as a regional office, Core owns 14 other regional offices all over the country.

JMK ENDODONTICS

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Suite	Suite 216
Square Feet	1,981

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JMK Endodontics is a group practice specializing in General Dentistry and Endodontics. They manage a wide array of tooth pain issues and perform routine as well as complex endodontic procedures such as root canals.



BANK OF ENGLAND MORTGAGE [www.boemortgage.com](http://www.boemortgage.com)

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Suite	Suite 103
Square Feet	2,400

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Bank of England Mortgage is part of Bank of England located in England, Arkansas, with its corporate headquarters in Little Rock, Arkansas. They are a mortgage banker offering the expertise and services of a large lender for Conventional, FHA, VA, USDA, and Jumbo loans.

## TENANT PROFILES



### OMNI HOME CARE

[www.lhcgroup.com](http://www.lhcgroup.com)

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Suite	204
Square Feet	1,350

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OMNI Home Care, a subsidiary under LHC Group, offers personal assistance with everything from grooming and housekeeping to transportation and errand running for patients with medical needs.

LHC Group, Inc. is a national provider of in-home healthcare services to patients within the comfort of their own home. Their services cover a wide range of healthcare needs for patients and families dealing with illness, injury, or chronic conditions.



### TREEVIEW PARTNERS / LPL FINANCIALS

[www.lpl.com](http://www.lpl.com)

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Suite	102
Square Feet	2,722

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Treeview Partners is a group of financial advisors providing wealth management services for families, individuals and businesses.



### PATIENT CARE

[www.lhcgroup.com](http://www.lhcgroup.com)

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Suite	214
Square Feet	2,261

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Patient Care, a subsidiary under LHC Group, offers highly skilled at-home healthcare. Their home health aides are specialized in a variety of care including Alzheimer's, chronic disease, occupational therapy, physical therapy, skilled nursing, and speech therapy.

LHC Group, Inc. is a national provider of in-home healthcare services to patients within the comfort of their own home. Their services cover a wide range of healthcare needs for patients and families dealing with illness, injury, or chronic conditions.



### TRANSAMERICA

[www.tfaconnect.com](http://www.tfaconnect.com)

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Suite	101
Square Feet	1,197

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Transamerica Financial Advisors, Inc. (TFA) is a full-service, fully licensed, independent Broker/Dealer and Registered Investment Advisor. TFA handles more than \$10 Billion in customer assets, with over 3,300 Registered Representatives serving clients in branch offices nationwide.

# TENANT PROFILES



SETH WALIZER INSURANCE AGENCY [www.sethwalizer.com](http://www.sethwalizer.com)

Suite 218

1,410

The Seth Walizer State Farm Agency has served the Southeastern Pennsylvania area for over 16 years, providing car, home, renters, auto and life insurance. They also offer banking, mutual funds, and annuities services.

Suite	Suite
Square Feet	Square Feet



CONTINENTAL TIDE DEFENSE SYSTEMS [www.continentaltide.com](http://www.continentaltide.com)

Suite 210

2,503

Continental Tide Defense Systems, Inc. is a privately held company that provides programmatic, engineering and technical services to the US NAVY, Coast Guard, Military Sealift Command and other Department of Defense organizations. They offer a wide array of engineering and technology deployment services, including modernization support, software development, shipboard and technical drawings. Their military product lines include shipboard assessment applications and various types of military hardware. The office in the Treeview Corporate Center serves as their corporate headquarters.



PEOPLESARE [www.peopleshareworks.com](http://www.peopleshareworks.com)

Suite 220

2,098

Since 2005, PeopleShare has grown from 2 employees to one of the largest staffing firms in the Mid-Atlantic and Mid-West region. They specialize in mobilizing talent in the temporary, temporary-to-hire, and direct hire staffing roles in the clerical, financial and light industrial sectors.

Suite	Suite
Square Feet	Square Feet



STANTEC ENGINEERING [www.stantec.com](http://www.stantec.com)

Suite 202

1,350

Founded in 1953, Century Engineering is a multidisciplinary engineering firm with fourteen locations that specialize in Civil Engineering, Surveys, CI/CM, Mechanical, Electrical & Plumbing Engineering, Bridges, Highways, Traffic & Transportation, Structural Engineering, Geotechnical Engineering, Water & Wastewater, Multimodal & Environmental Planning, and Utilities.



# MARKET OVERVIEW



# READING / WYOMISSING OFFICE MARKET

## READING OVERVIEW

The long economic recovery kept Reading office demand steady prior to the pandemic, and developers boosted occupancies by bringing very little new supply to market. This helped keep vacancies (7.3%) below the historical average at the onset of the shutdown and could keep vacancies in check in the coming quarters.

This remains a market where owners are helped by extremely limited construction, but employment in education, health, and business services has exceeded prerecession levels and continues to grow. Companies like CNA Insurance leased over 100,000 SF in recent years, and nearly 100,000 SF of additional office/medical space has been leased by companies like Surgical Institute of Reading, UGI, and Occupational Medicine.

While it is likely that a softening in both occupancies and rents are in Reading's future, the local office market held on relatively well over the last several years. That could spur some investment, as the area has seen annual sales volume eclipse the historic average multiple times in the past decade. However, given the uncertainty surrounding office, it's likely that Berks County investment remains dominated by local investors making purchases based on intimate knowledge of this market's strengths and weaknesses.

## WYOMISSING OFFICE SUBMARKET

Located just west of Route 422 adjacent to the city of Reading, the Wyomissing office submarket encompasses just over 2.6 million square feet of Class A and B office space in 80 buildings with a direct vacancy rate of 10%. With the area's tenancy comprised mostly of corporate users and medical tenants, direct vacancy in the Wyomissing submarket persisted below the 15% vacancy mark for all but one quarter during the past decade.

Average asking lease rates remained steady during the last year at an average approaching \$22.00 Full Service. Significant corporate users in the area include Continental Insurance, Penske Truck Rental, UGI Utilities, Teleflex, and

Fidelity Technologies, along with major healthcare providers including Tower Health System and Penn State Health St. Joseph Regional Health Network.

The presence of Tower Health System and Penn State Health St. Joseph in Berks County created a strong and continuous demand for higher quality medical office space in Wyomissing.

With almost the entire submarket constructed after 1990, Wyomissing's office market added only a few new buildings since 2009. As an in-fill location, the area will continue to experience limited new development in the future, helping to keep market vacancy well below the Suburban Philadelphia average.

The local office market held on relatively well with significant demand coming from the energy and transportation engineering groups, along with support for the strong industrial and manufacturing sectors that continue to outperform in the Greater Reading region.



# NOTEWORTHY CORPORATE NEIGHBORS

The map shows the Treeview Corporate Center at the center, with callouts to the following corporate neighbors:

- DISCOVERY
- SURGICAL INSTITUTE OF READING
- HERBEIN CPAS + CONSULTANTS
- Fulton Bank
- THE LAW FIRM OF LEISAWITZ HELLER Experience Consultant
- TREEVIEW CORPORATE CENTER
- Encompass Health
- GODIVA Chocolatier
- TRIOSE
- CONTEGIX
- Utilities Employees Credit Union
- TOWER HEALTH Advancing Health. Transforming Lives.
- rkl
- bakertilly
- Morgan Stanley
- TOWER HEALTH Advancing Health. Transforming Lives.
- RE/MAX
- BB&T
- FAIRFIELD INN & SUITES® Marriott
- TOMPKINS Financial Advisors PLANNING | TRUSTS | INVESTMENTS
- First Priority Bank
- TOWER HEALTH Advancing Health. Transforming Lives.
- NAVISTAR
- Riverfront
- S&T Bank
- Accountemps A Robert Half Company
- WELLS FARGO ADVISORS
- SPRING RIDGE

Streets shown include Century Blvd, Paper Mill Road, Broadcasting Road, and Meridian Blvd.

TREEVIEW CORPORATE CENTER

# ECONOMIC OVERVIEW





## GREATER PHILADELPHIA ECONOMIC OVERVIEW

Philadelphia, the nation's sixth largest city nestled within its eighth largest metropolitan area, is situated in the heart of the Northeast Corridor. Greater Philadelphia is the keystone of major highway and rail networks. More than 100 million people are within a one-day drive of Philadelphia. The Greater Philadelphia market area spans nineteen counties in Southeastern Pennsylvania, Southern New Jersey and Northern Delaware. Philadelphia boasts strong economic fundamentals. The Gross Metropolitan Product for the Philadelphia Region is the ninth largest in the U.S. (\$618.7 billion in 2025). The strength and desirability of Greater Philadelphia is characterized by its economic diversity and population density. Its

location, high concentration of educational, medical and government facilities, and a strong transportation network underscore these strengths.

Residents of the Philadelphia area have always enjoyed a quality of life ranked among the highest in the country. In addition to the high-quality urban housing opportunities, there are many desirable suburban communities that are easily accessible by one of the country's best highway and mass transit systems.


### ECONOMIC DIVERSITY


Greater Philadelphia has one of the most diverse economies in the nation. The region is home to more than 170 major corporations, many of which are global institutions. Thirteen Fortune 500 multinational corporations were headquartered in the Philadelphia MSA in 2026 including AmerisourceBergen, Comcast, Aramark, Lincoln National, Crown Holdings, Universal Health Services, Campbell Soup and UGI Corporation. These businesses have made a significant contribution to the broad economic base that provides a stable regional economy and positive business climate.


# TRANSPORTATION

The Greater Philadelphia area is crossed by more than 2,500 miles of highways and roads that connect it to neighboring states and the rest of Pennsylvania.

 Interstate 95, a major north-south freeway that follows the Delaware River and passes by the Philadelphia International Airport

 The New Jersey Turnpike (I-95 north of Trenton) runs from New York City to the Delaware state line. It is one of the most heavily traveled highways in the US.

 Interstate 295 closely follows the path of the New Jersey Turnpike from Central New Jersey to Delaware.

 The Atlantic City Expressway is the main route for travelers to the New Jersey shore.



The Pennsylvania Turnpike, which provides east-west access, as well as northern connections via Interstate 476 (Northeast Extension) and connections to the New Jersey Turnpike



Interstate 476 (the Blue Route) which connects I-95 with the Pennsylvania Turnpike as it runs north-south, continuing northward to Allentown as the Northeast Extension of the Pennsylvania Turnpike



Interstate 76 (the Schuylkill Expressway) which links south Philadelphia and southern New Jersey to the western Suburbs through Center City



Interstate 676 (the Vine Street Expressway) runs through Center City Philadelphia.



The Ben Franklin, Betsy Ross, Walt Whitman, Commodore Barry, and Tacony- Palmyra bridges carry traffic between New Jersey and Pennsylvania.

## PUBLIC TRANSIT

Center City Philadelphia is accessible to all surrounding Pennsylvania counties by train via the Southeastern Pennsylvania Transportation Authority (SEPTA). SEPTA is the fifth largest mass transit system in the nation with one of the most well-developed and comprehensive bus, subway and commuter rail systems in the United States with 196 bus and rail line routes serving the Philadelphia region.



## AIRPORT

The Philadelphia International Airport (PHL) consists of seven terminals and 126 boarding gates. Each day, 500 flights to 140 domestic and international locations depart Philadelphia International Airport. In 2019, PHL processed over 32 million passengers. Located approximately seven miles from Center City, Philadelphia International Airport is accessible from the linkages with I-95, I-76 and I-476. In addition, SEPTA operates rail service to the Airport with connections to AMTRAK at 30th Street Station.

## RAIL

Philadelphia is at the heart of the Northeast Corridor rail system. Amtrak's 30th Street Station is the third busiest in the United States with more than 4 million in total ridership in 2018. Hourly train service to New York and Washington is provided, with total

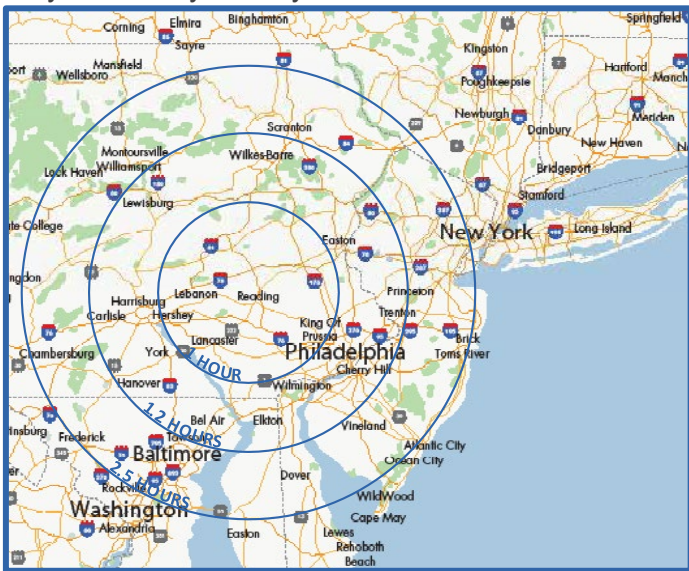


station volume exceeding 100 trains daily. Rail freight services are provided by CSX, Norfolk Southern and Canadian Pacific, which meet at the Delaware River Port Authority's intermodal facility.



## BERKS COUNTY OVERVIEW

Located in the northwest quadrant of the Philadelphia MSA, Berks County encompasses 866 square miles and is currently home to a population of approximately 425,650 residents. Bordered by Lehigh County to the northeast, Schuylkill County to the northwest, Lancaster and Lebanon counties to the southwest and Chester and Montgomery County to the southeast, Berks County sits 60 miles from Harrisburg, 62 miles from Philadelphia and 125 miles from New York City. The county is easily accessible



through major roadways including the PA Turnpike (I-76) connecting Montgomery, Chester and Lancaster counties, Route 176 heading north/south from Morgantown to Reading, Route 422 running east/west from King of Prussia to Reading, and I-78 (Route 22) running from Allentown straight across the top of Berks County into Lebanon County. While Reading is the most recognized city in the county as well as the county seat, there are 30 boroughs and 44 townships that compose Berks County.

Since the 2000 census, Berks County has witnessed an 13.4% increase in population, representing more than double the 6.0% experienced by the Commonwealth of PA in the same time period. Berks County is expected to grow an additional 1.6% by 2026. The median household income for the county is \$68,000.

Due to the number of highways that run through the county, 18% of Berks County's workforce is employed by the manufacturing industry, which is significantly above the average for both the Commonwealth of PA and the United States. However, educational and healthcare services, retail trade and food services account for an appreciable amount of the county's workforce. Finally, the county's access to higher education institutions, whether inside the county or in nearby counties, allows for access to a well-educated workforce capable of providing labor for a diverse array of industries.

Source: CoStar 2020

## TOP EMPLOYERS IN BERKS COUNTY

The diversity of the Berks County employment base has led to a very stable economy. A list of the largest employers is below:

RANK	EMPLOYER	EMPLOYEES	INDUSTRY
1	East Penn Manufacturing Co., Inc.	8,151	Manufacturing
2	Tower Health	7,494	Healthcare
3	Inperium	2,935	Healthcare
4	Penn State Health St. Joseph	2,394	Healthcare
5	Berks County Government	2,300	Government Service
6	Carpenter Technology	2,116	Manufacturing
7	Penske Truck Leasing	2,043	Transportation
8	Reading School District	2,000	Education
9	Boscov's Department Store	1,650	Retail
10	Redner's Market Inc.	1,410	Retail

Source: ReadingEagle.com

## GREATER READING QUICK FACTS

- » Population: 414,812
- » 5 institutions of higher learning
- » Nearly 400 companies are headquartered in Greater Reading
- » Home to 189 international companies, employing over 9,000 people in Greater Reading
- » Reading, PA comes in at #6 in the State of PA for the number of Manufacturing Jobs (30,100 jobs)
- » Unemployment Rate is 4.5% (February 2026)

## BERKS COUNTY EMPLOYMENT BY INDUSTRY

INDUSTRY	EMPLOYEES	%
Manufacturing	32,248	18.30%
Health Care and Social Assistance	30,561	17.40%
Retail Trade	18,594	10.60%
Educational Services	13,888	7.90%
Accommodation and Food Services	12,911	7.30%
Admin. and Support and Waste Mgmt. Services	10,084	5.70%
Transportation and Warehousing	8,025	4.60%
Construction	7,360	4.20%
Professional, Scientific, and Technical Services	7,104	4.00%
Wholesale Trade	6,369	3.60%
Other Services, Except Public Administration	5,409	3.10%
Management of Companies and Enterprises	5,371	3.10%
Public Administration	4,589	2.60%
Finance and Insurance	4,078	2.30%
Agriculture, Forestry, Fishing, and Hunting	2,839	1.60%
Arts, Entertainment and Recreation	2,317	1.30%
Real Estate and Rental and Leasing	1,735	1.00%
Utilities	1,229	0.70%
Information	1,112	0.60%

Source: PA Department of Labor

## WYOMISSING

Known as a thriving commercial office and retail center, Wyomissing, PA is located in the southern half of Berks County and is home to a population of 11,635. In 2002, neighboring Wyomissing Hills merged with Wyomissing to create one of the most populous boroughs in Berks County.

Wyomissing has a median household income of \$81,178, which is well above the median for Berks County, the Commonwealth of PA and the United States. Likewise, having a median housing value of \$255,882, which is significantly above the median in the Commonwealth of PA and shows the area's affluence compared to its surrounding areas.



Bordering the county seat of Reading, Wyomissing has offered many companies across a variety of industries a high-quality work environment that is both affordable and accessible. Several large corporations strategically located their headquarters in or within close proximity of Wyomissing, including Penn National Gaming, the third largest gaming company in the U.S.; Boscov's, the largest family owned department store chain in the country, and Penske, a global logistics and trucking firm.

The renowned Tower Health System is also based in Wyomissing, and integral to the borough's economy. The healthcare industry employs the most significant percentage of Wyomissing residents, at 18%, and the Tower Health System is one of the largest employers in not just Wyomissing but all of Berks County. It is currently the second-largest employer in the county, surpassed only by the rapidly expanding East Penn Manufacturing. The Health System counts nearly 7,500 employees across its 46 locations.



In recent decades growing companies spurred Wyomissing's suburban development as employers found the area to have great quality of life and work resources. Wyomissing has superior highway access with its location near the crossroads of U.S. Routes 422 and 222 and is also easily accessible to the Pennsylvania Turnpike (I-76). Corporations in the area enjoy the close proximity to these major highways as a means to easily access the rest of Berks County and the greater Philadelphia region.

# DISCLOSURE & CONFIDENTIALITY AGREEMENT

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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