

**GREAT LOCATION IN WEST READING
AVAILABLE FOR OFFICE OR RETAIL SPACE
739 READING AVENUE, WEST READING**



FIRST FLOOR: 20,412 - 48,014 SF AVAILABLE



Property Highlights

- Zoning: GB - General Business District
- Located at The Knitting Mills - Master Planned Redevelopment project
- Former Vanity Fair Headquarters and Outlet Center
- Building fully renovated in 2018
- 1FL space has direct access to large parking lot
- Large windows; plenty of natural light
- Shell condition for personalized build-out
- Ceiling Height: Ceiling Height: 15'-0" floor to floor slab height shall accommodate a 10'-6"+ finished ceiling height.
- Column Spacing: 18' to 20'
- HVAC Systems: A 100% new system consisting of eight (8) 20,000 CFM Roof Top Units with electric heat.
- Electrical: Two 2500KA pod-mounted transformers serving two 3000AMP building services, with a 480/277V secondary a backup exterior (1) 100A/3P line circuit breaker.

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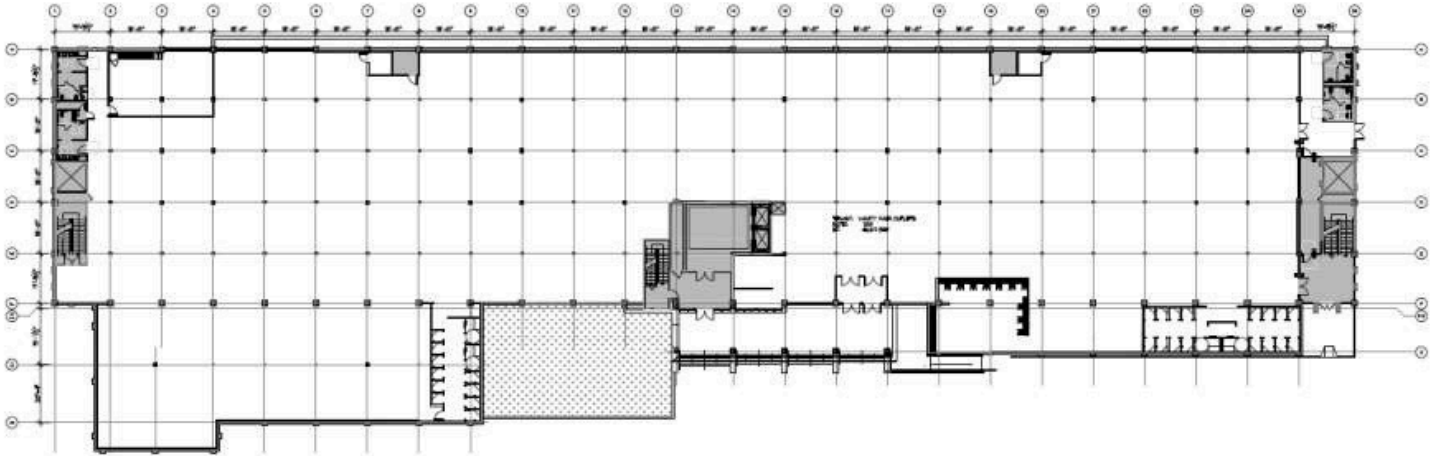
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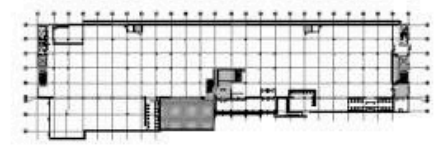
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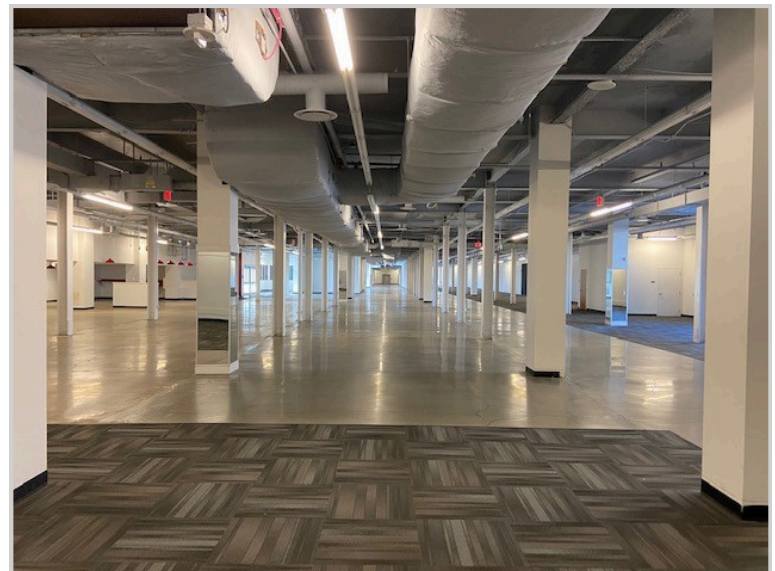
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1 SUITE 100
SCALE: NTS



2 1ST FLOOR KEY PLAN
SCALE: NTS



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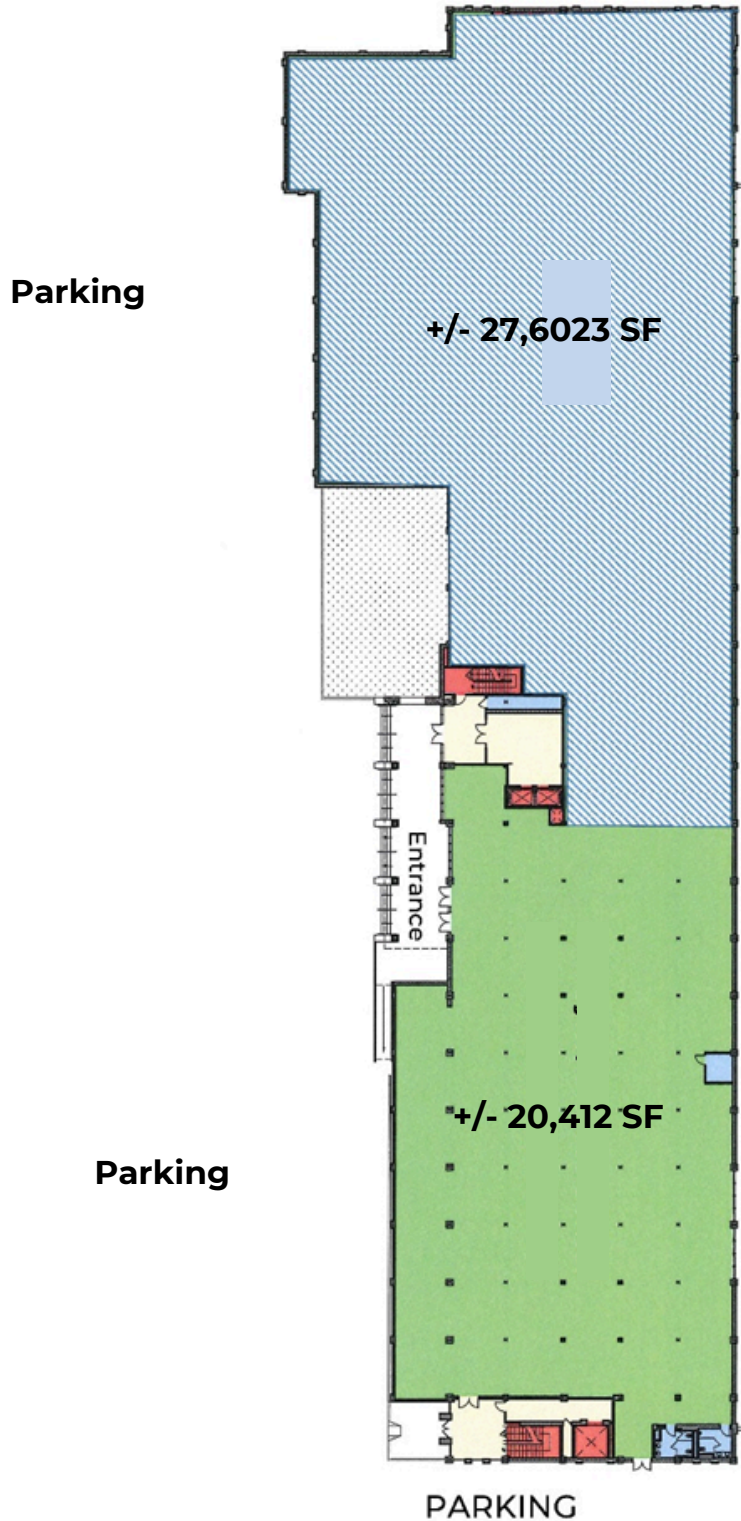
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Possible Layout for Office or Retail Space



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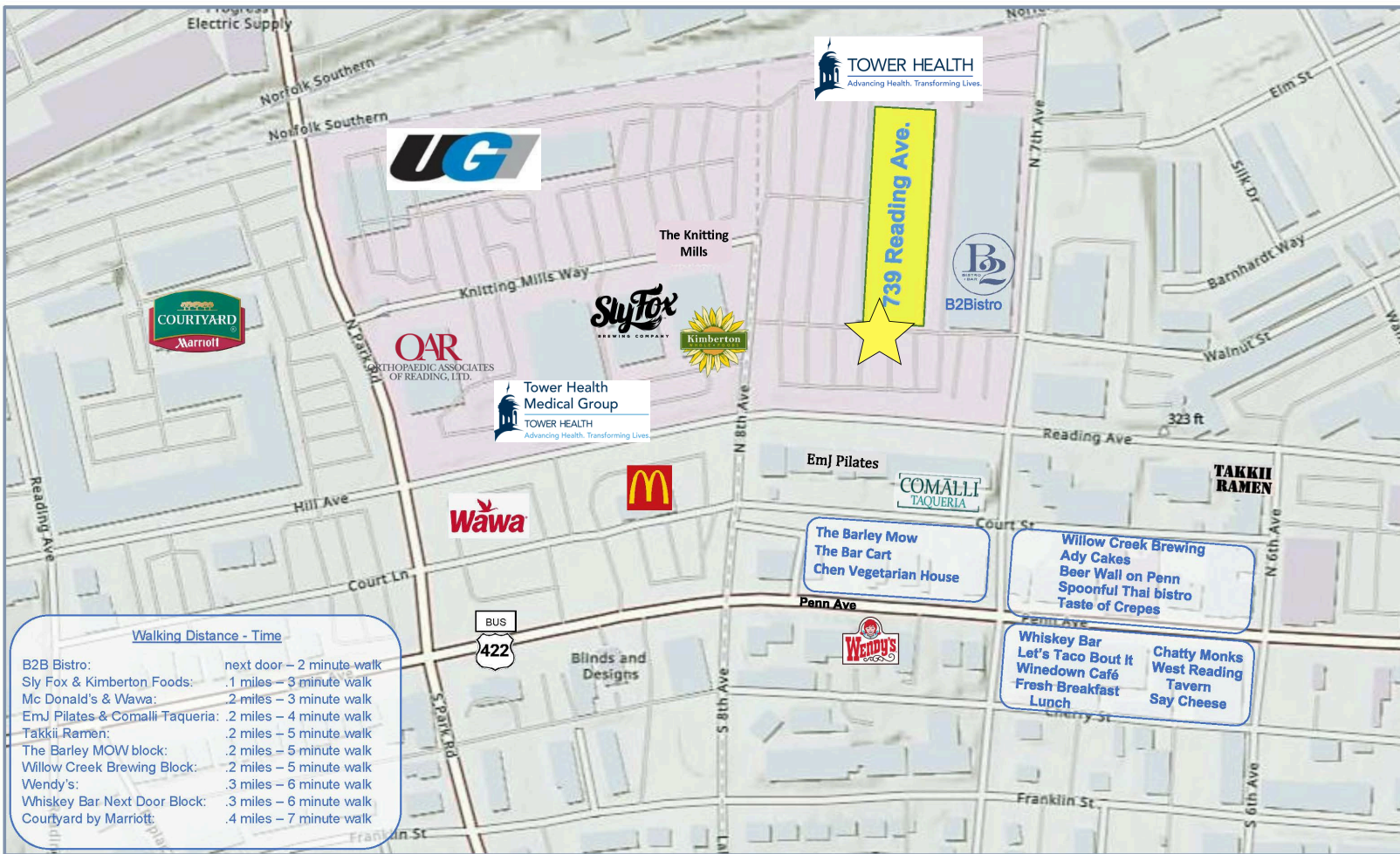
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Local Amenities

Building 202 at The Knitting Mills, the former Vanity Fair Outlet Center, is within walking distance to many great retail stores, medical offices, restaurants, and hotels.

Easy access to major road ways and public transportation, make this an ideal location for employees to travel to.



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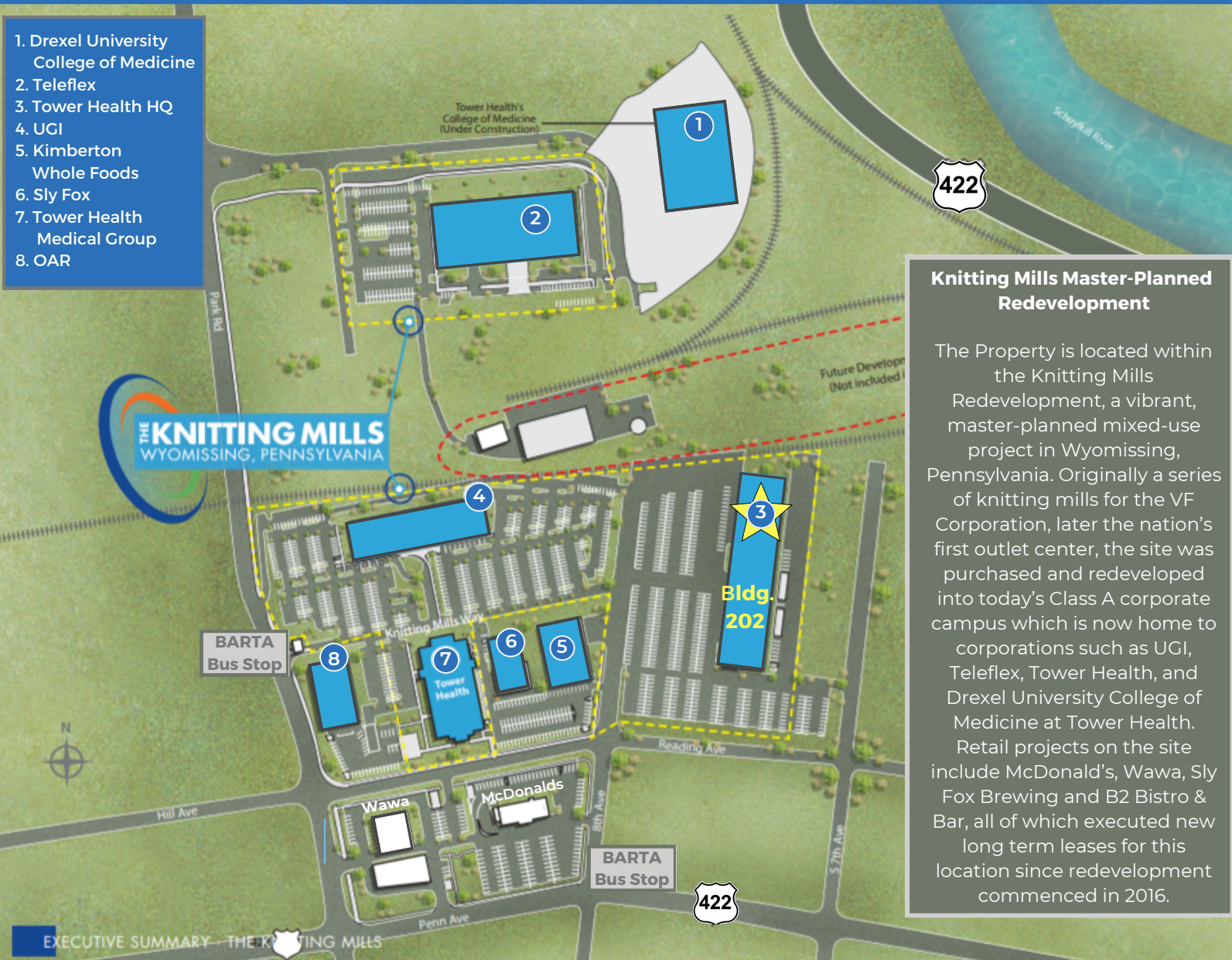
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THE KNITTING MILLS: SITE PLAN

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



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.

CORPORATE NEIGHBORS



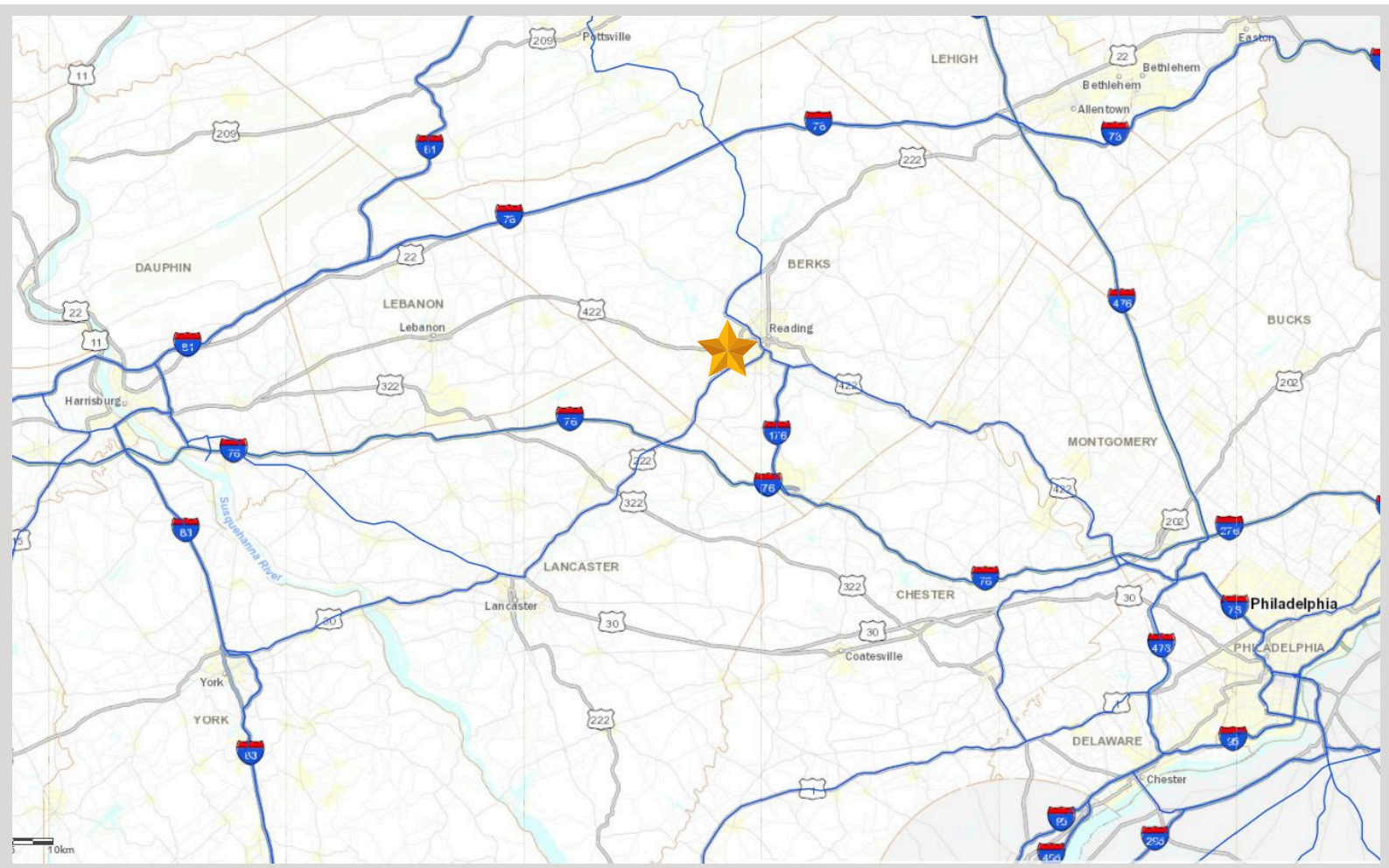
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TRANSIT-ORIENTED LOCATION

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

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Commercial Real Estate done smarter

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