

Professional Office Space
Available For Lease



JOHN BUCCINNO, SIOR CCIM
610.370.8508
JBUCINNO@NAIKEYSTONE.COM

1 MERIDIAN AT SPRING RIDGE

1 MERIDIAN BLVD., WYOMISSING, PA 19610

NAI Keystone Commercial
& Industrial, LLC
Commercial Real Estate Services, Worldwide.

875 BERKSHIRE BLVD, STE 102,
WYOMISSING, PA 19610
610.779.1400 | NAIKEYSTONE.COM



ABOUT THE PROPERTY

THE PROPERTY IS SITUATED IN A PRIME LOCATION THAT COMBINES ACCESSIBILITY WITH A VIBRANT BUSINESS ATMOSPHERE. THE BUILDING IS PART OF A WELL-ESTABLISHED COMMERCIAL AREA, OFFERING A BLEND OF OFFICE AND RETAIL SPACES THAT CATER TO A VARIETY OF BUSINESSES.

THE OFFICE SPACE WITHIN 1 MERIDIAN BLVD IS DESIGNED TO MEET THE NEEDS OF MODERN BUSINESSES, FEATURING FLEXIBLE LAYOUTS THAT CAN ACCOMMODATE BOTH SMALL TEAMS AND LARGER ORGANIZATIONS. THE INTERIORS ARE EQUIPPED WITH MODERN AMENITIES, INCLUDING

HIGH-SPEED INTERNET, CONFERENCE ROOMS, AND COLLABORATIVE SPACES. THE BUILDING'S ARCHITECTURE OFTEN EMPHASIZES NATURAL LIGHT, CREATING A PLEASANT WORK ENVIRONMENT.

1 MERIDIAN BLVD SERVES AS A STRATEGIC LOCATION FOR BUSINESSES LOOKING TO THRIVE IN A DYNAMIC MARKET. WITH ITS MODERN OFFICE FACILITIES AND PROXIMITY TO ESSENTIAL SERVICES, IT'S AN IDEAL CHOICE FOR COMPANIES SEEKING TO ESTABLISH OR EXPAND THEIR PRESENCE IN WYOMISSING, PA.

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SITE FEATURES:

- PROFESSIONALLY MAINTAINED CAMPUS SETTING
- ABUNDANT SURFACE PARKING
- NUMEROUS ON-SITE AMENITIES
- SUBURBAN READING'S MOST DISTINCTIVE BUSINESS SETTING
- RAISED FLOORING "WALKER DUCT" ON ALL UPPER FLOORS
- HIGHLY EFFICIENT FLOOR PLATES FEATURING LARGE, OVERSIZED WINDOW LINES WITH ABUNDANT NATURAL LIGHT
- REGIONAL AND NATIONAL TENANT MIX

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ON-SITE AMENITIES AND SERVICES

- FULL SERVICE CAFE WITH CATERING SERVICES - COMING SOON!
- PROFESSIONALLY OPERATED FITNESS CENTER WITH SHOWERS AND LOCKER ROOMS
- TWO CONFERENCE ROOMS AVAILABLE TO TENANTS, EQUIPPED WITH TABLES, CHAIRS, AND DISPLAY SCREENS
- 24/7 MANNED SECURITY DESK
- PROFESSIONAL PROPERTY MANAGEMENT
- ON-SITE DATA CENTER

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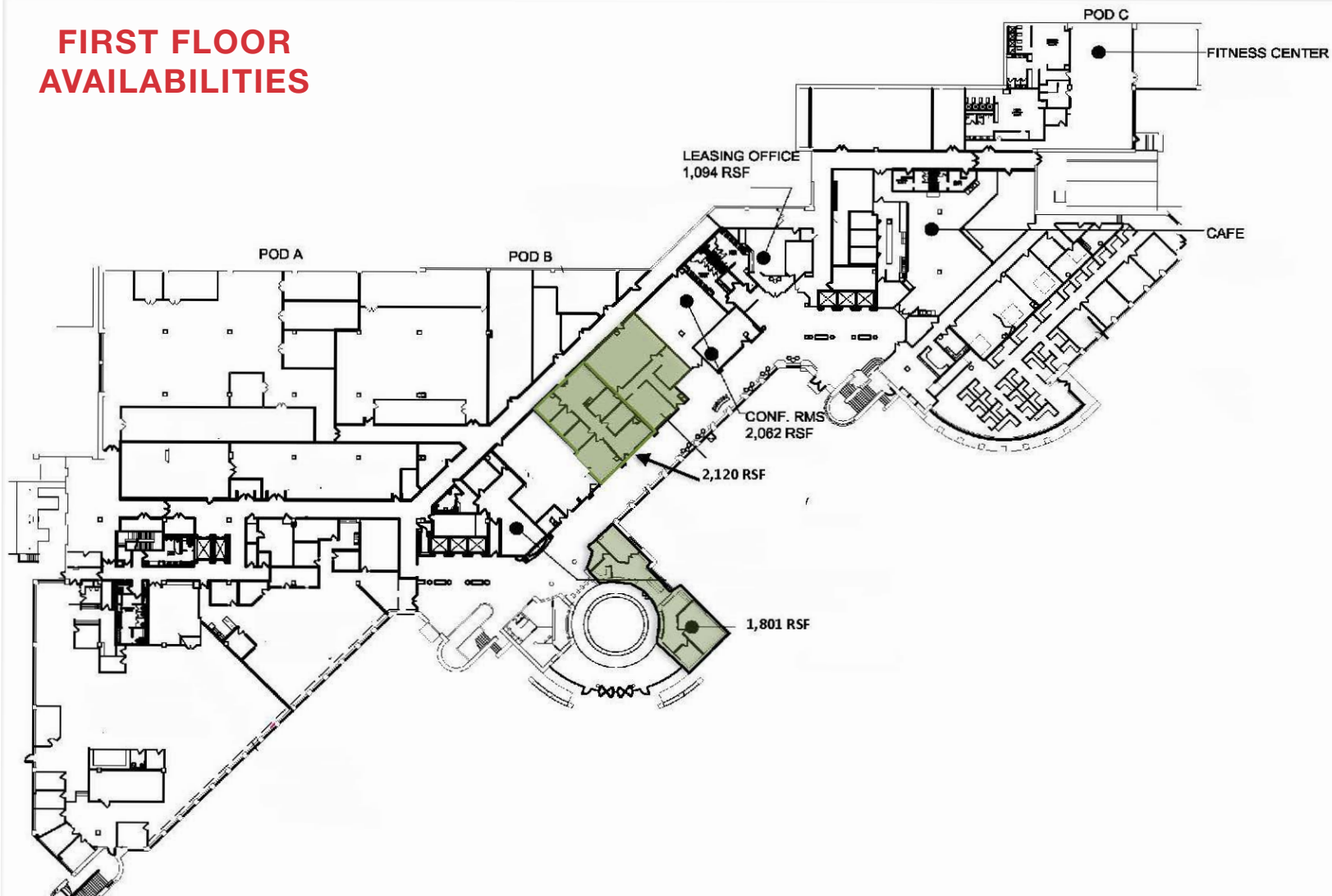
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FIRST FLOOR AVAILABILITIES



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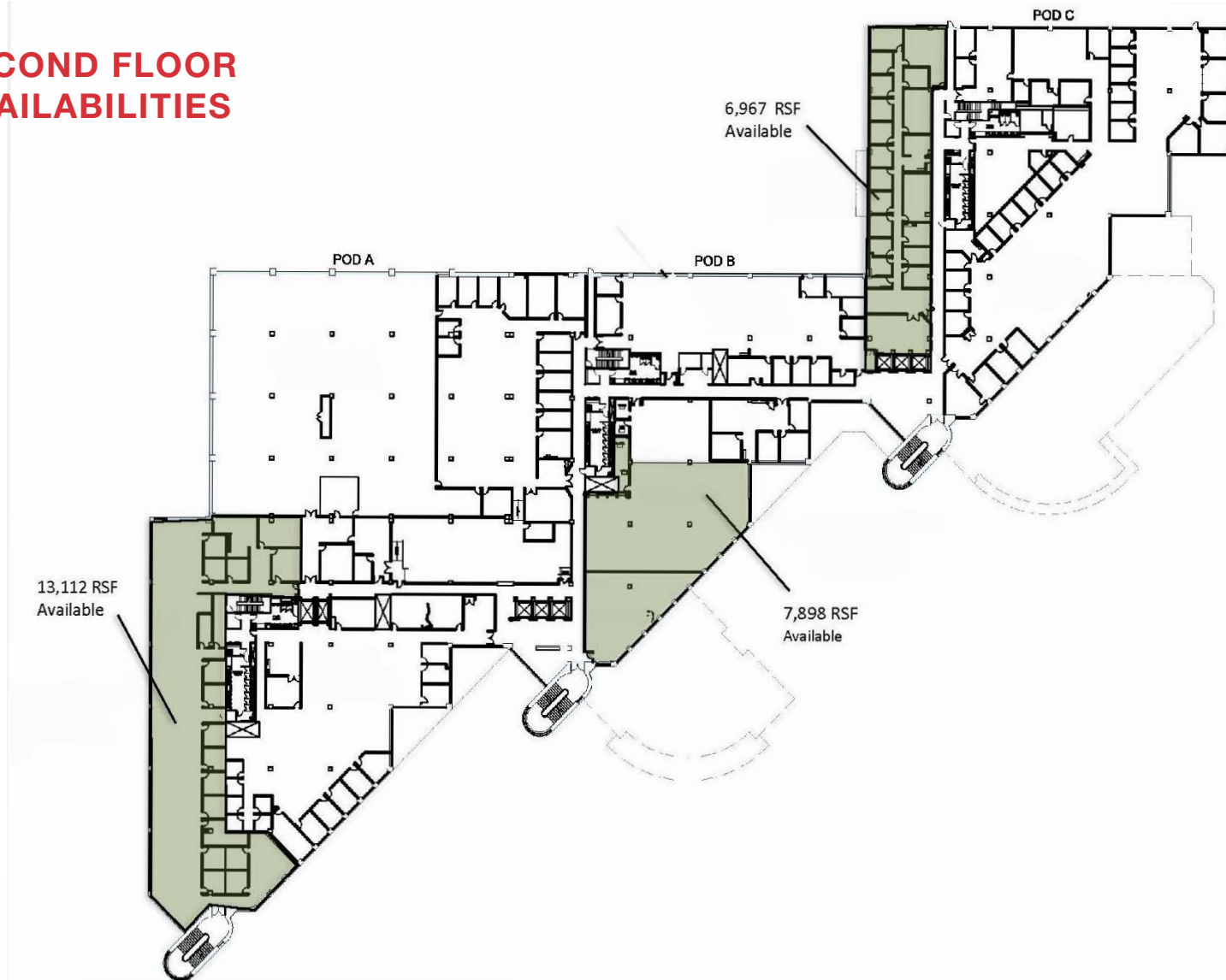
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SECOND FLOOR AVAILABILITIES



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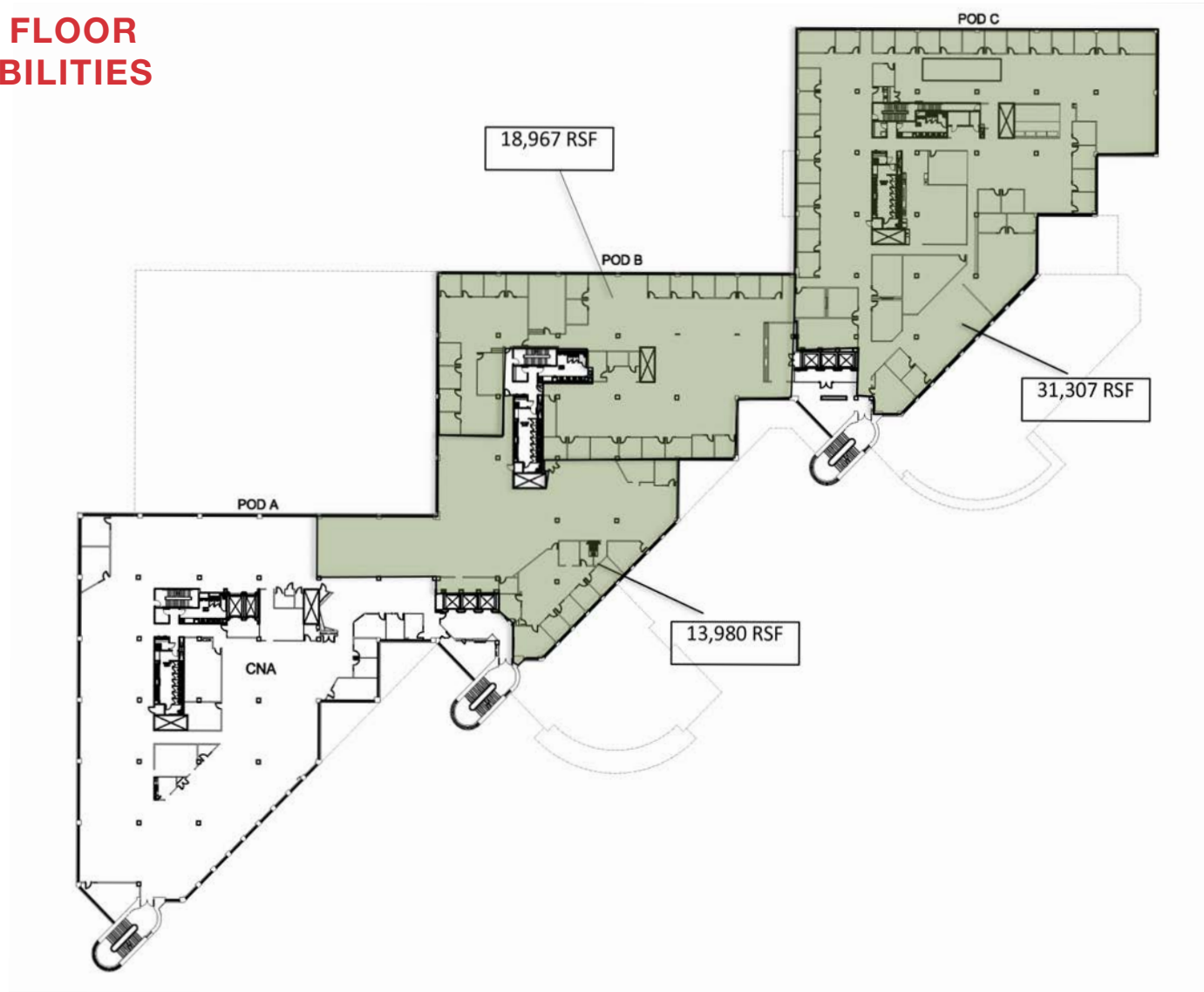
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THIRD FLOOR AVAILABILITIES



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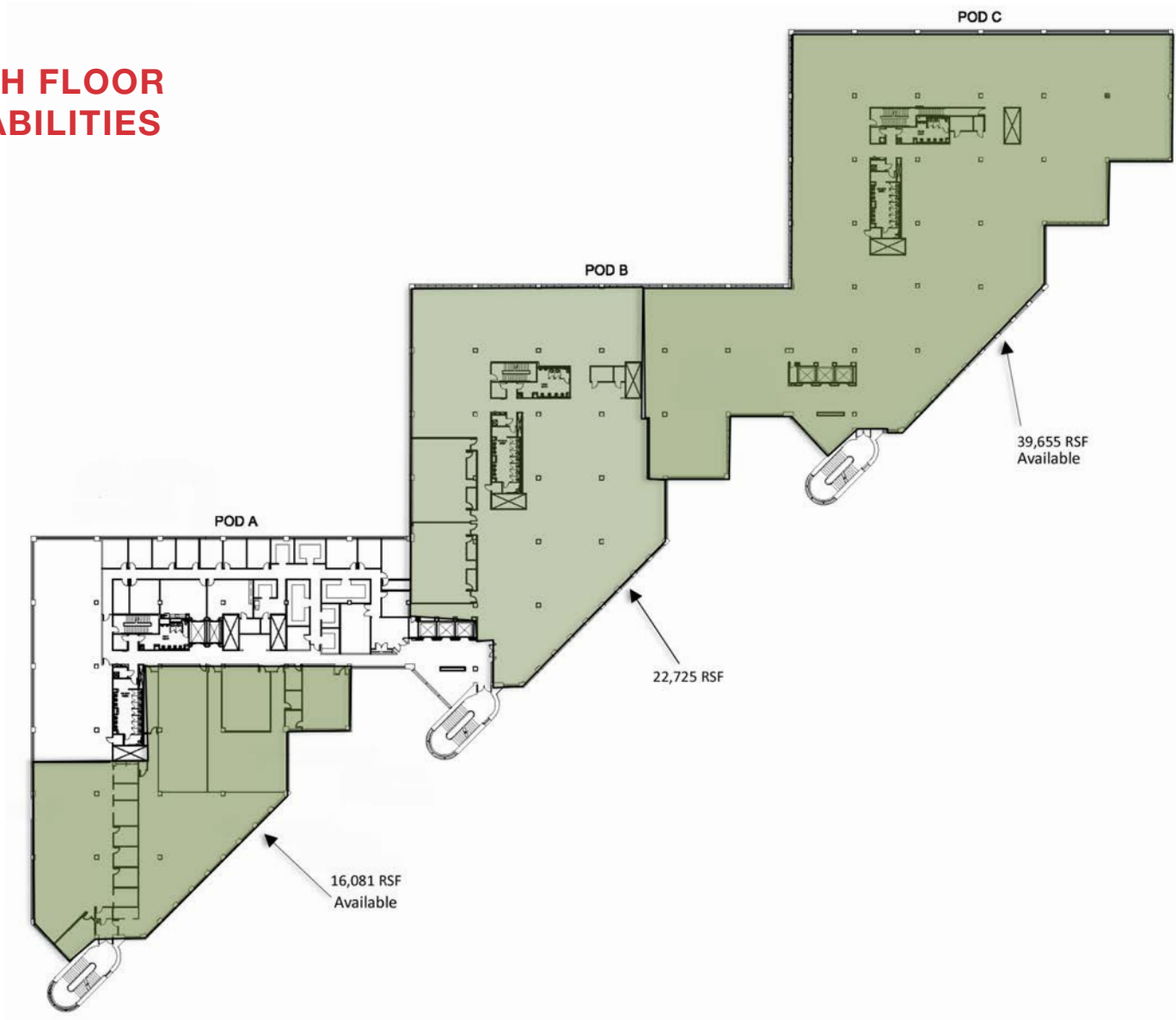
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FOURTH FLOOR AVAILABILITIES

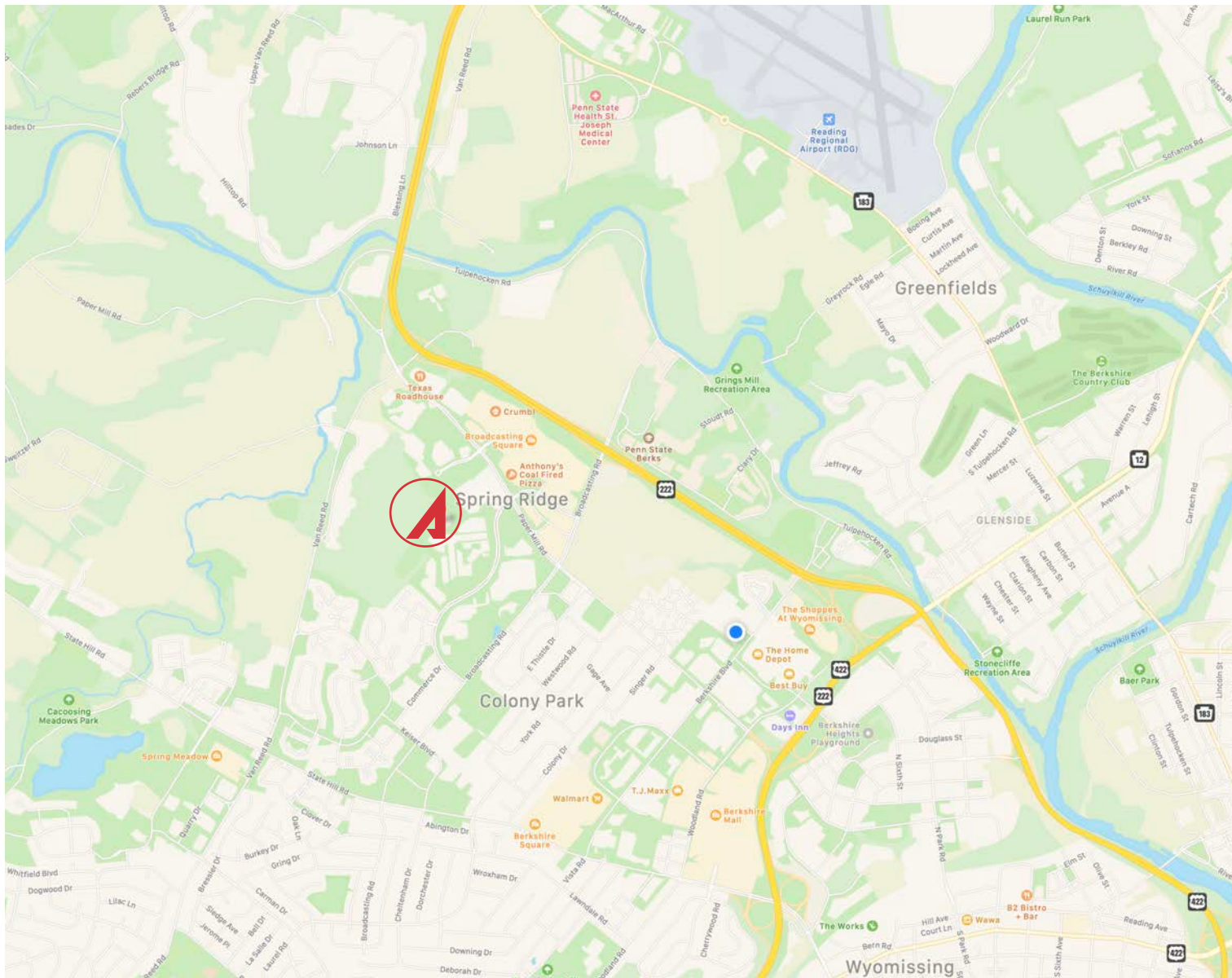


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LOCATION ADVANTAGES

- 1/2 MILE FROM THE PENN STATE BERKS CAMPUS
- FIVE MINUTES FROM THE READING AIRPORT
- ONLY 1/4 MILE FROM ROUTE 222 FOR ACCESS TO INTER-STATE 78
- 2 MILES FROM ROUTE 422, PROVIDING CONNECTION TO INTERSTATES 76 & 476
- 5 MILES FROM INTERSTATE 176, CONNECTING TO I-76
- IN CLOSE PROXIMITY TO FOUR HOTELS AND NUMEROUS SHOPPING AND DINING VENUES IN THE ADJACENT SHOPPING CENTER
- ADJACENT TO BROADCASTING SQUARE, A 600,000 SF POWER CENTER, INCLUDING TARGET, DICK'S SPORTING GOODS AND WEIS MARKETS

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MARKET OVERVIEW

THE MARKET SURROUNDING 1 MERIDIAN BLVD IS CHARACTERIZED BY A MIX OF RETAIL OPTIONS, DINING ESTABLISHMENTS, AND SERVICES. THIS VARIETY NOT ONLY ATTRACTS FOOT TRAFFIC BUT ALSO PROVIDES CONVENIENCE FOR EMPLOYEES AND CLIENTS ALIKE. THE AREA IS WELL-CONNECTED BY MAJOR ROADWAYS, MAKING IT ACCESSIBLE FOR BOTH LOCAL AND OUT-OF-TOWN VISITORS.

ECONOMIC POTENTIAL

WYOMISSING IS KNOWN FOR ITS ROBUST ECONOMIC ENVIRONMENT, MAKING IT AN ATTRACTIVE LOCATION FOR BUSINESSES. THE PRESENCE OF ESTABLISHED COMPANIES IN THE AREA CONTRIBUTES TO A STABLE MARKET, WHILE THE COMMUNITY'S GROWTH POTENTIAL OFFERS OPPORTUNITIES FOR EXPANSION.

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