

**PROFESSIONAL OFFICE
BUILDING FOR LEASE**
Up to 5,366 SF AVAILABLE



JOHN BUCCINNO, SIOR CCIM
610.370.8508
JBUCINNO@NAIKEYSTONE.COM

VAN REED OFFICE CENTER
2208 QUARRY DR | WEST LAWN, PA 19609
UP TO 5,366 SQ FT AVAILABLE FOR LEASE

NAIKeystone

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



ABOUT THIS PROPERTY

- BEAUTIFULLY DECORATED
- DELUXE FIT-OUT
- GREAT LOCATION - RESTAURANTS, BANKS, SHOPS, MEDICAL FACILITIES AND OFFICES NEARBY

- GREAT OFFICE LAYOUT, RECEPTION AREA
- PLENTY OF PARKING NEAR FRONT DOOR
- BUILDING AND LANDSCAPE IS IMMACULATELY MAINTAINED
- MULTIZONE HVAC FOR EMPLOYEES' COMFORT

- PRIVATE IN-SUITE BATHROOMS
- LARGE RECEPTION AREA
- PREMIER OFFICES
- ADA ACCESSIBLE
- FORMER MEDICAL SUITE W/ EXAM ROOMS

AVAILABLE SPACES

- SUITE 206 - 3,317 SF

- SUITE 207 - 2,049 SF

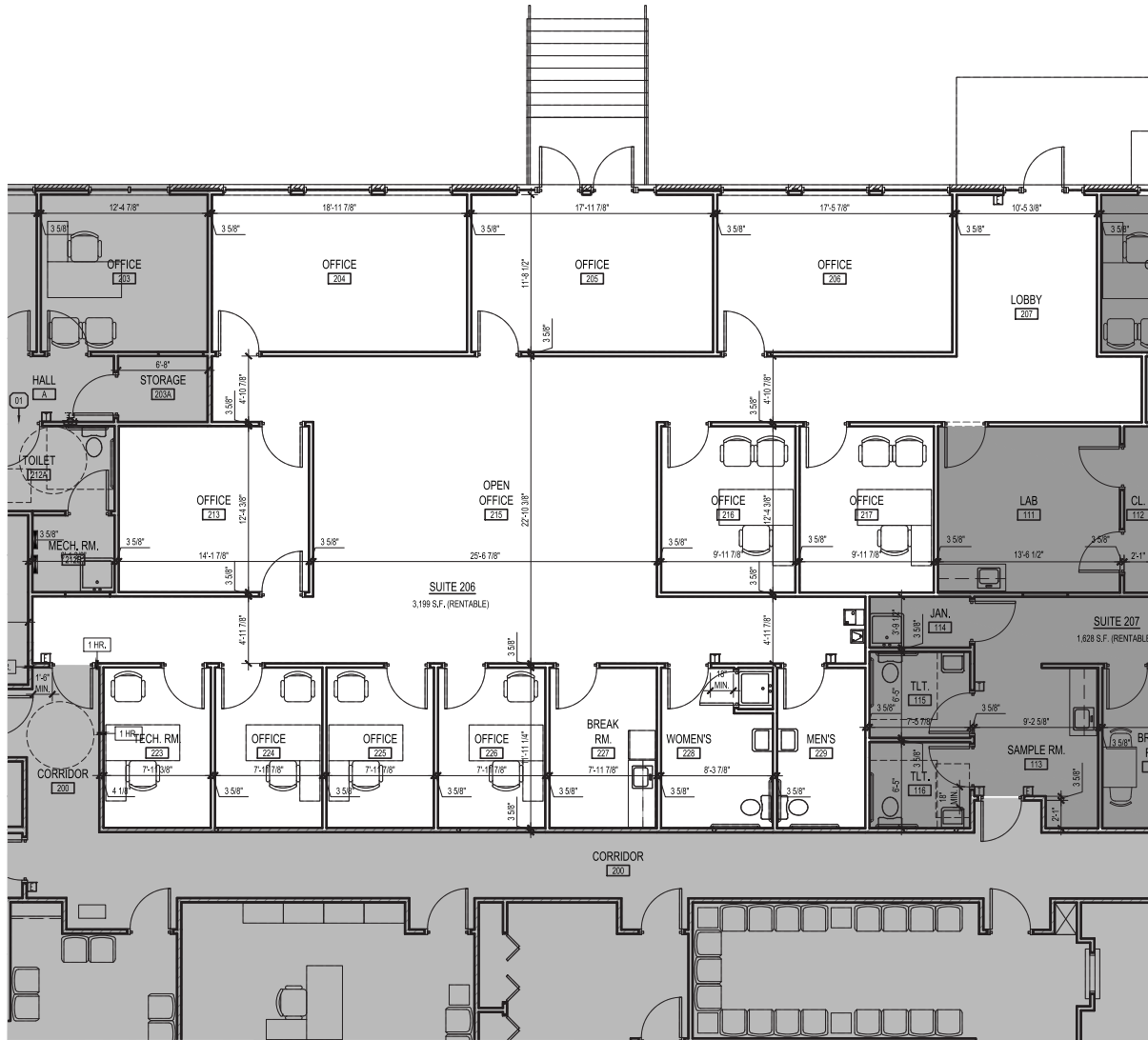
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SUITE 206 - 3,317 SF



No.	Description	Date

MEISTER-COX ARCHITECTS
 INFO@MEISTER-COX.COM
 PHONE: 610-375-1331 FAX: 610-375-4555
 1522 PENN AVE. WYOMISSING, PA 19610
 WWW.MEISTER-COX.COM

ENLARGED FLOOR PLAN
SUITE 206
 VAN REED OFFICE CENTER
 QUARRY DRIVE, READING, PA 19609

STATUS:
 NOT FINAL
PROJ. DATE:
 04/17/2024
PROJ. NO.
 24-
PRINTED:
 04/17/2024
DRAWN BY:
 JLH
CHECKED BY:
 WBM
SHEET NO.
 S206
SCALE:
 1/8" = 1'-0"

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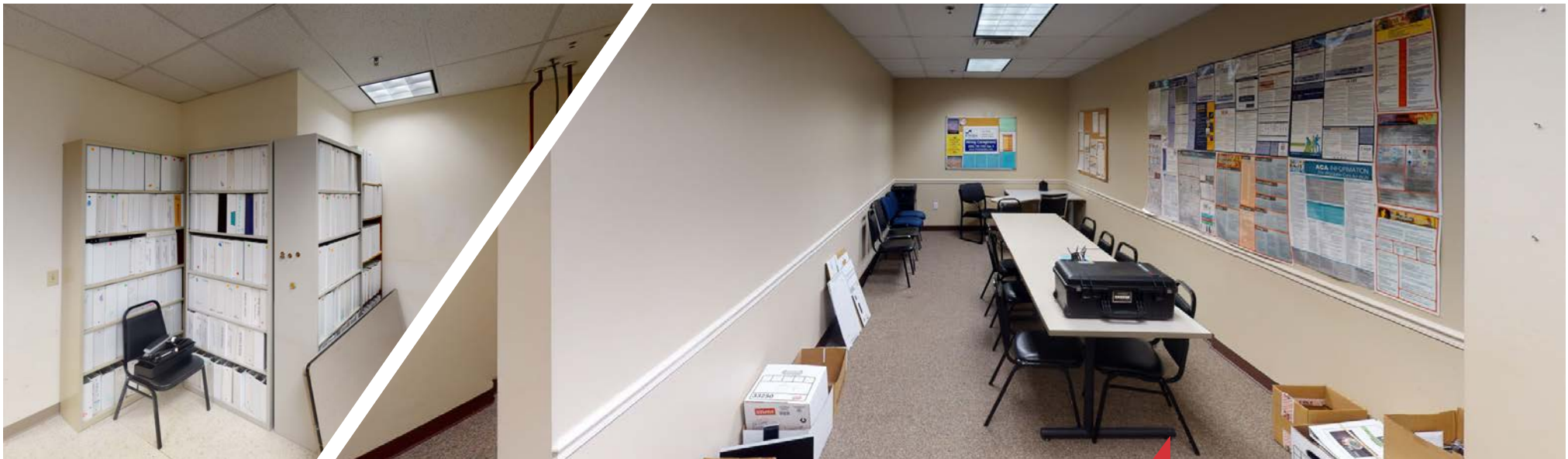
Floor Plan Details:

- LOBBY [207]**: Dimensions include 10'-5 3/8" and 3 5/8".
- RESIDENTIAL MORTGAGE**: 3,317.4 S.F. (RENTABLE)
- OFFICE [217]**: 9'-11 7/8" wide.
- LAB [III]**: Includes a sink and a 13'-6 1/2" dimension.
- TENANT #3**: 2,049 S.F. (RENTABLE)
- RECEPTION [107]**: 10'-0 1/2" wide.
- WAITING [102]**: 7'-6 1/4" wide.
- EXAM [109]**: 10'-0 1/2" wide.
- PHYSICAL EXAM [108]**: 12'-2 7/8" wide.
- STAIR [903]**: Located at the bottom right.
- Other rooms and dimensions**:
 - OFFICE [106], OFFICE [105], OFFICE [104]
 - HALL [103], HALL [103]
 - CL. [112], CL. [110]
 - JAN. [114], TL.T. [115], TL.T. [116]
 - SAMPLE RM. [113], BREAK RM. [110]
 - VEST. [101]

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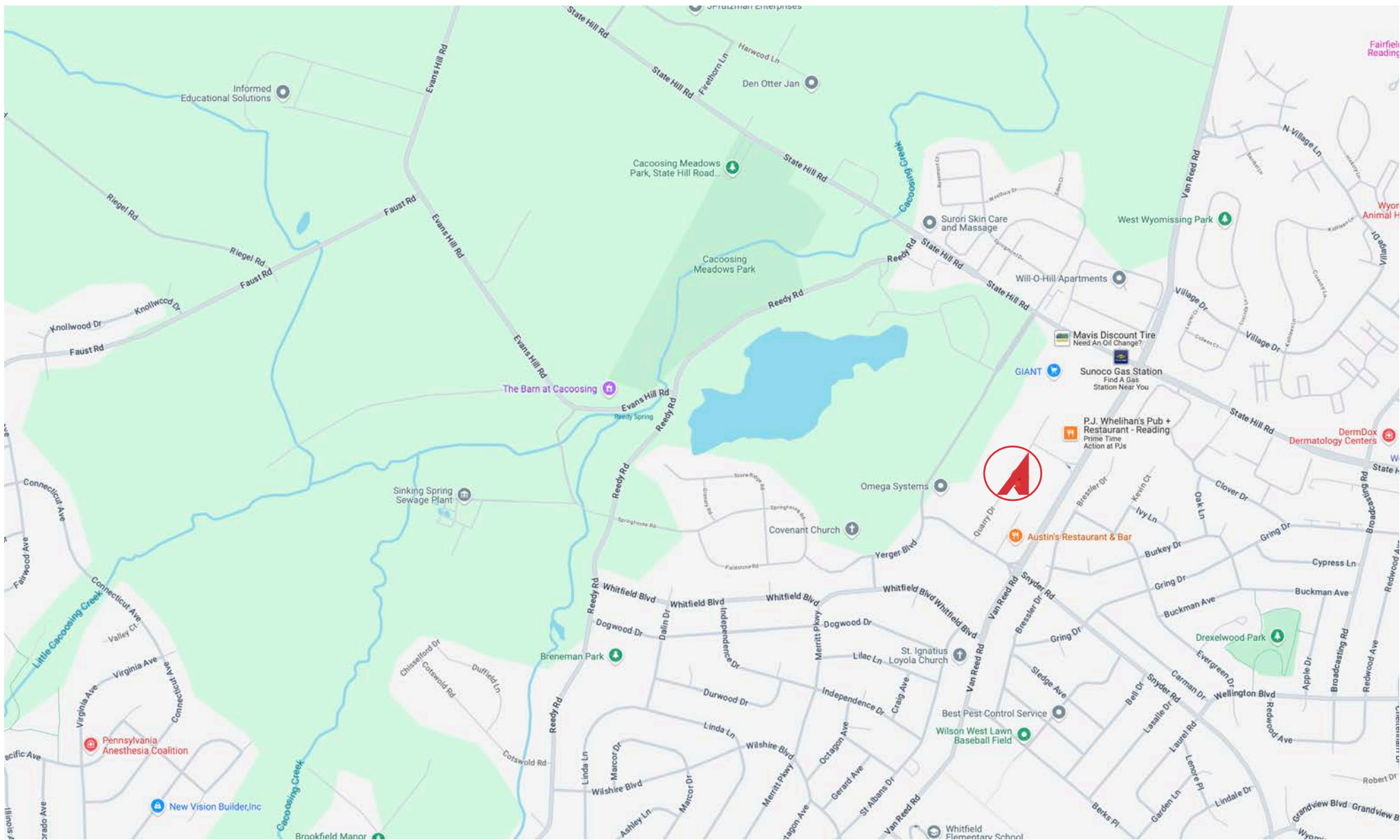
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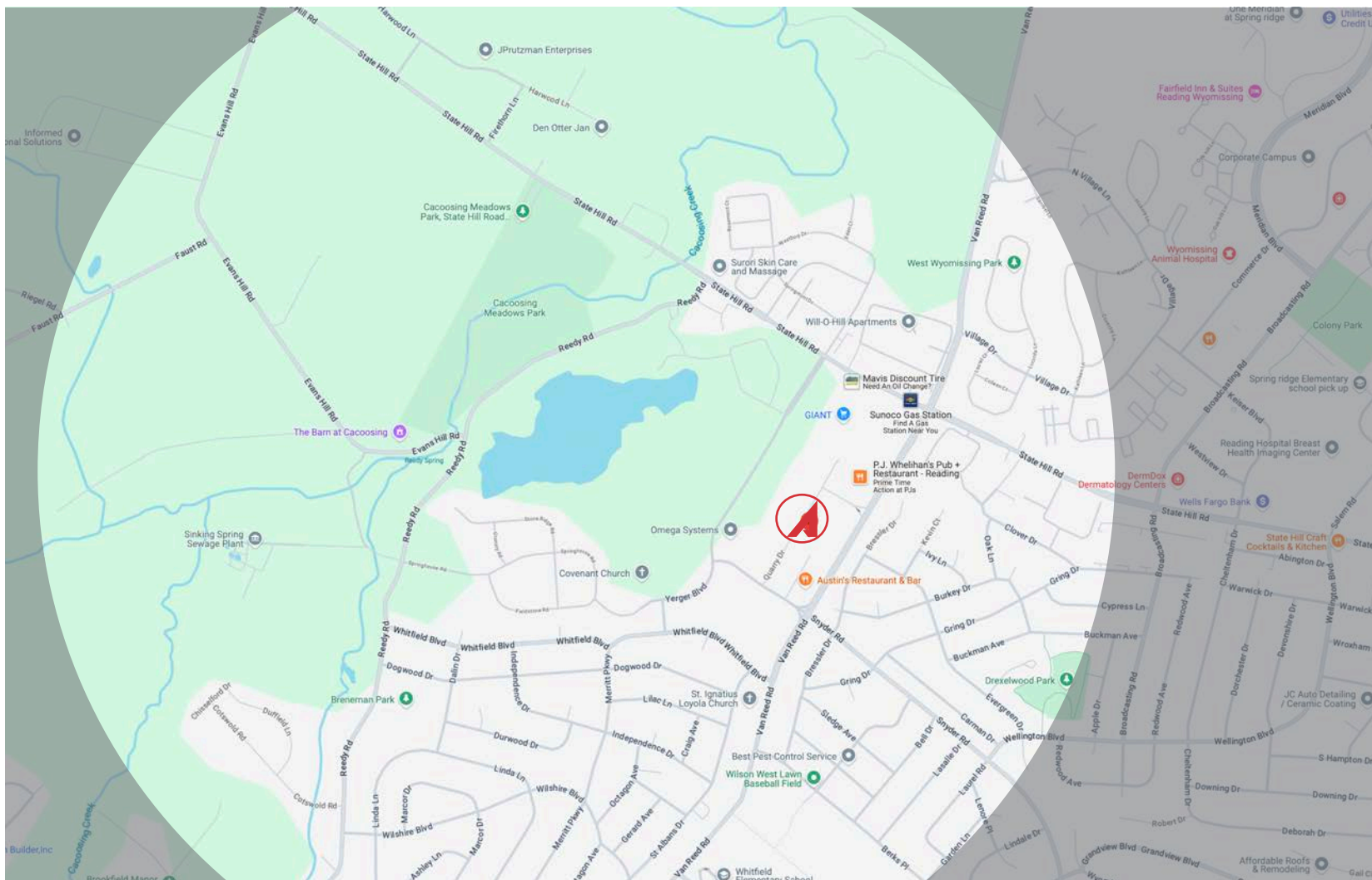
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DEMOGRAPHICS

VAN REED OFFICE CENTER

EST. POPULATION
177,350

EST AVG HH INCOME
\$70,982

EST TOTAL EMPLOYEES
83,221

EST POPULATION
1 MI | 10,016
3 MI | 50,707
5 MI | 177,350

EST TOTAL EMPLOYEES
1 MI | 4,935
3 MI | 25,548
5 MI | 83,221

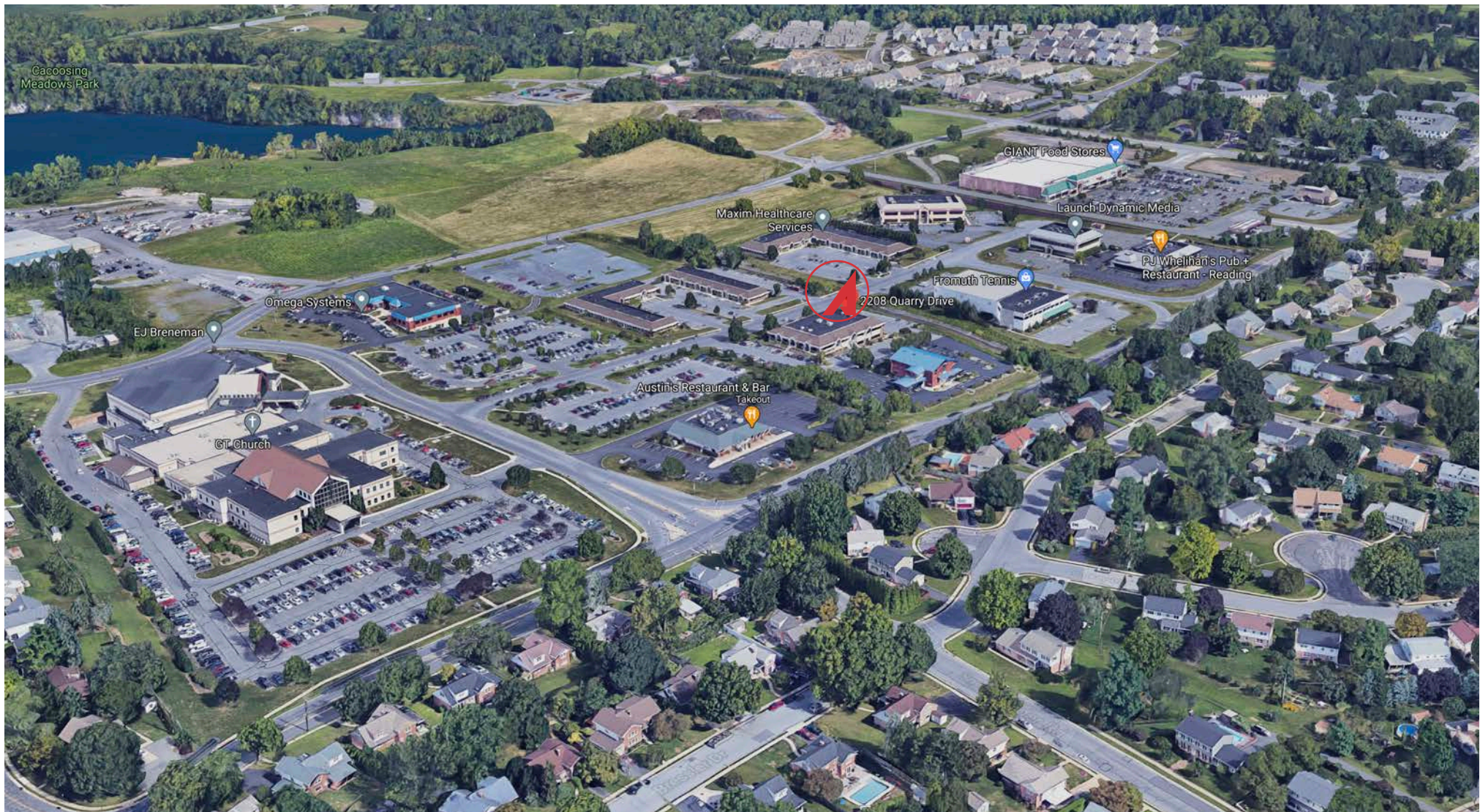
EST AVG HH INCOME
1 MI | \$98,664
3 MI | \$95,384
5 MI | \$70,982

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