



JOHN BUCCINNO, SIOR CCIM  
610.370.8508  
JBUCINNO@NAIKEYSTONE.COM

**FIRST & SECOND FLOOR SUITES AVAILABLE**  
2 MERIDIAN BLVD | WYOMISSING, PA 19610  
1,350 – 4,903 SQ FT AVAILABLE

**NAI**Keystone

875 BERKSHIRE BLVD, STE 102,  
WYOMISSING, PA 19610  
610.779.1400 | [NAIKEYSTONE.COM](http://NAIKEYSTONE.COM)



### PROPERTY FEATURES

- CLASS A OFFICE BUILDING
- 6.95 ACRES
- 64,542 SF 3-STORY BUILDING
- 5 / 1,000 SF PARKING SPACES
- EXCELLENT ACCESS TO AREA AMENITIES

### LOCATION ADVANTAGES

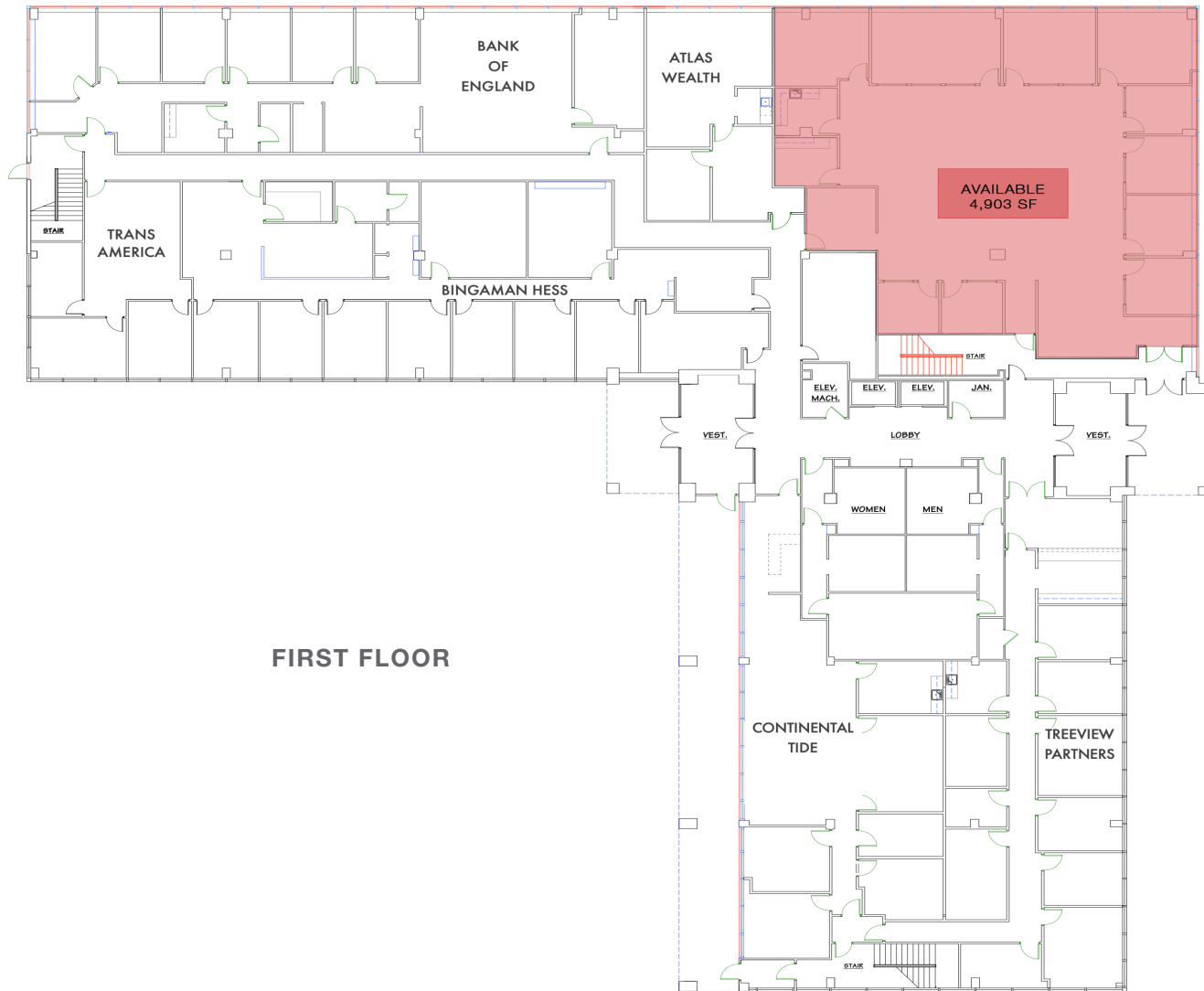
- MAIN PROFESSIONAL OFFICE PARK IN GREATER READING
- UTILITIES AT SITE
- EXCELLENT ACCESS TO AREA HIGHWAY SYSTEMS
- MAIN ROAD VISIBILITY

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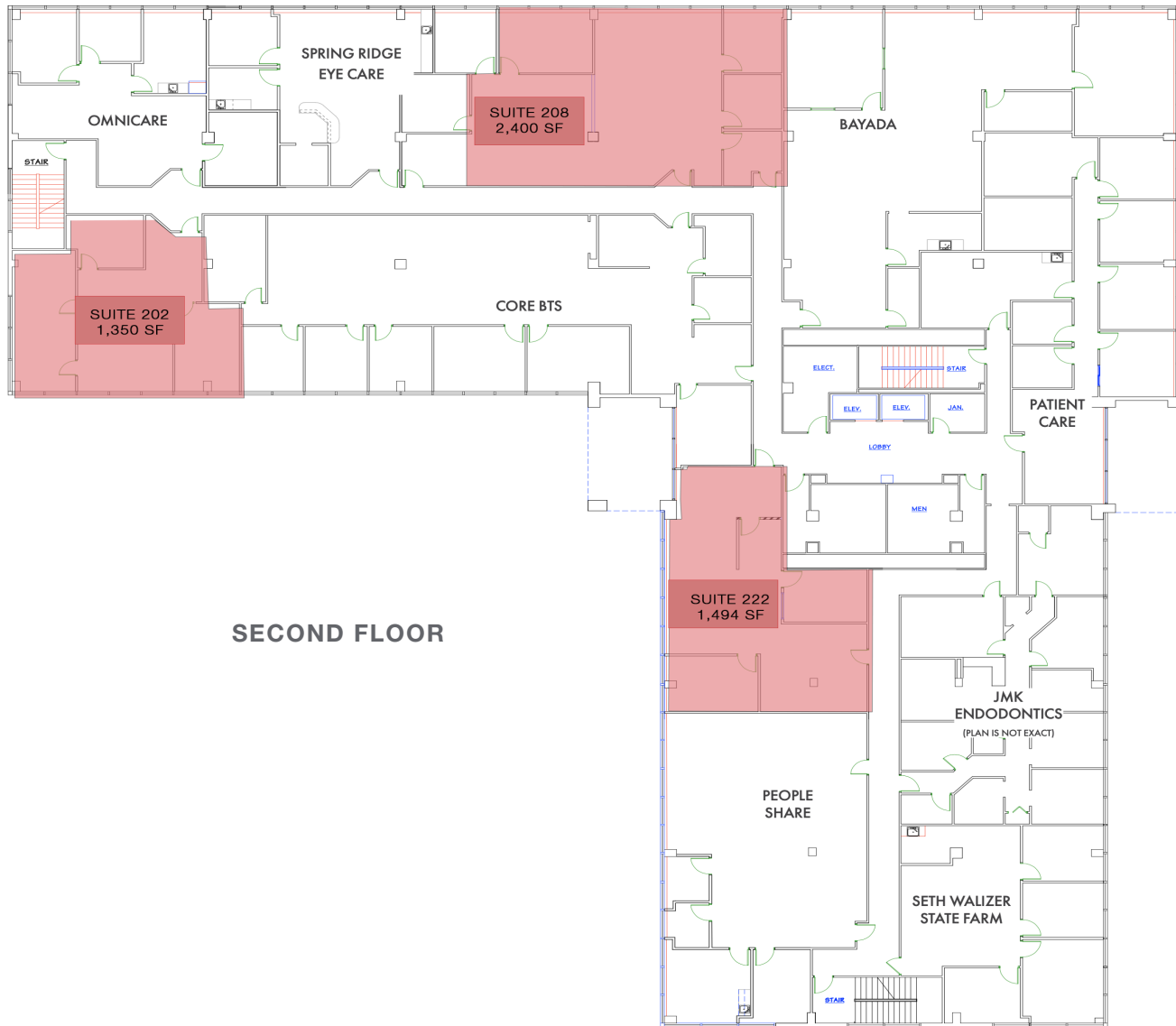
**FIRST FLOOR**

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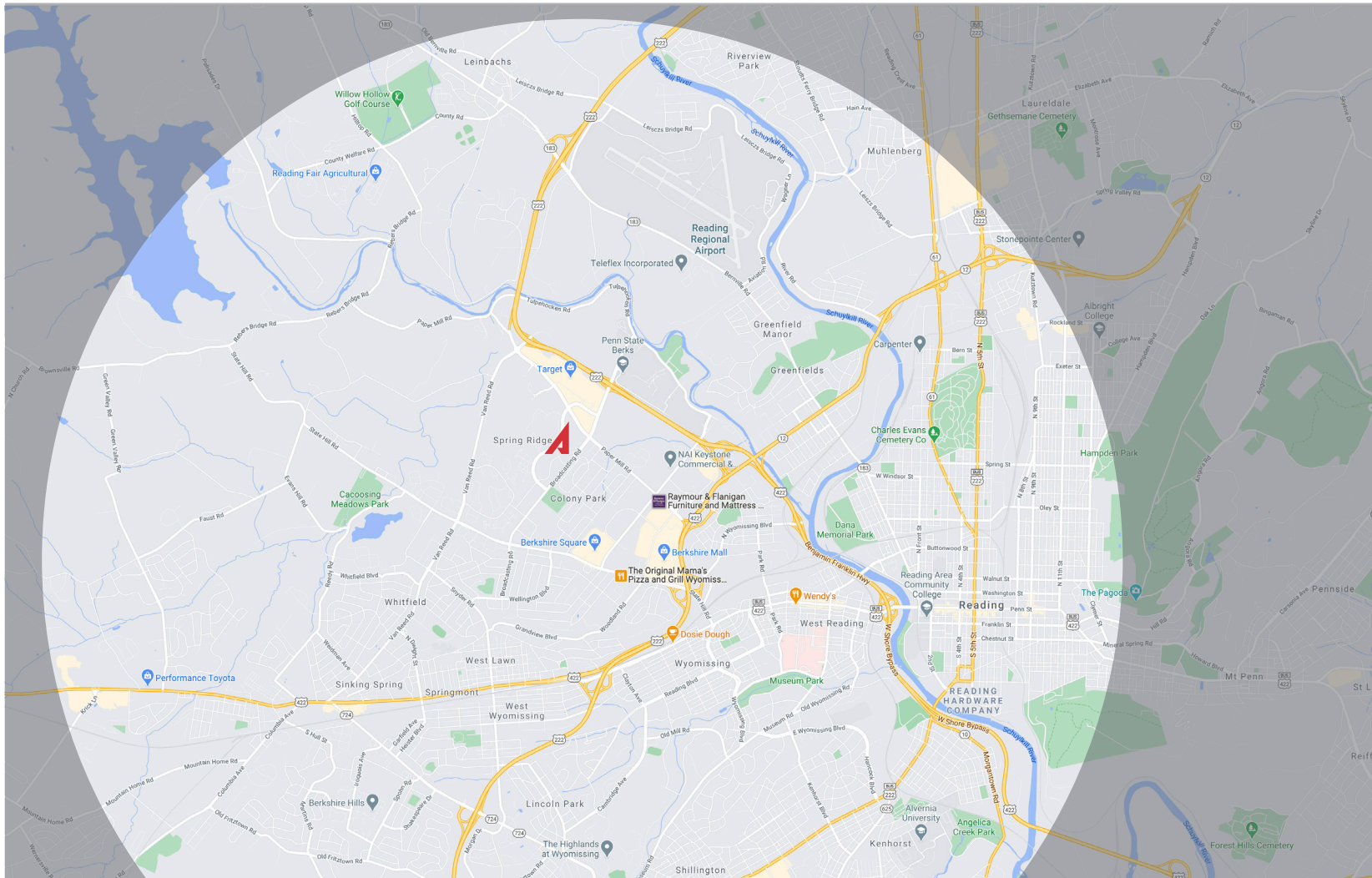
**SECOND FLOOR**

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**DEMOGRAPHICS**  
WYOMISSING

EST. POPULATION  
5,642

EST AVG HH INCOME  
\$113,706

EST TOTAL EMPLOYEES  
2,852

EST POPULATION  
1 MI | 5,642  
3 MI | 66,959  
5 MI | 187,811

EST TOTAL EMPLOYEES  
1 MI | 2,852  
3 MI | 36,627  
5 MI | 87,116

EST AVG HH INCOME  
1 MI | \$113,706  
3 MI | \$92,063  
5 MI | \$77,548

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**STABLE MARKET WITH STRONG OFFICE TENANTS**

TENANTS IN THE AREA INCLUDE:

GODIVA, ALLSTATE, UGI, MORGAN STANLEY, TOMPKINS VIST BANK, BB&T BANK, SUNOCO LOGISTICS, CONTINENTAL INSURANCE

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# LOCAL AMENITIES



**TEXAS**

**HOMWOOD SUITES**  
Hilton  
119 Rooms

**Broadcasting Square**

- weis, ROSS, Target, Famous Footwear, BARNES & NOBLE, MATTRESS FURN, 5. Star Realty
- DICK'S, Marshalls, petco, RED BATH & BEYOND, BOB'S FURNITURE, ChangeTheory, PartyCity, WYNNY, LANE BRYANT, FANTASTIC SAM'S, ULTA, FANTASTIC SAM'S, SPRINT
- Michaels, AT&T, M&T Bank, The Vitamin Shoppe, ANTHONY'S, CHUCK E. CHEESE'S, SMIKEY BONES, DULCE GI BEPPO, IHOP, Chick-fil-A, Wendy's

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

**KOHL'S**

**Treeview Corporate Center**

Owned By Reading Hospital

**Wawa**

**FOX THEATRES**  
8 Screens

**Shoppes at Wyomissing**

- PLACE, LOFT, Gymboree, TALBOTS, T-Mobile, Jiffy, CS BANK, CHICO'S, CHARLIE, NEW YORK & COMPANY, ON THE BORDER

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

**GNC**  
LIVE WELL  
BLINDS TO GO  
Moe's

**MISSION BBQ**  
**Hampton Inn**  
91 Rooms

**THE HOME DEPOT**

**BEST BUY**

**OLD NAVY**  
**JO-ANN**  
DESIGNER SHOE WAREHOUSE

**Applebee's**

**Days Inn**

**CROWN PLAZA**  
253 Rooms

**State Hill Rd**  
17,112 ADT

**Berkshire Blvd**  
17,112 ADT

**Woodland Rd**  
17,112 ADT

**US 222**

**US 422**

**P.J. WHELIHAN'S**

**AUSTIN'S**  
RESTAURANT & BAR

**Berkshire Square**

- WAYBACK, Walmart, Redner's WAREHOUSE MARKETS, TACO BELL, Staples, PLATO'S, LAIFITNESS, SALLY BEAUTY, PETSMART, SUBWAY, HAND & STONE, BURGER KING

**FedEx**  
**Starbucks**  
**SaladWORKS**

**Berkshire West**

- TJ-maxx, A.C. MOORE, OUTBACK STEAKHOUSE

**LONGHORN**  
STEAKHOUSE

**COURTYARD**  
155 Rooms

**COUNTRY INN & SUITES**  
102 Rooms

**Berkshire Mall**  
910,000 SF

- EXPRESS, Boscov's, five BELOW, GAP, DQ, Ruby Tuesday, FIREHOUSE SUBS, Santander, Chick-fil-A



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