

For Lease

# Office Building

Negotiable



835 Berkshire Blvd.

## Wyomissing Professional Center Building 835

835 Berkshire Blvd.

Wyomissing, Pennsylvania 19610

### Property Highlights

- High visibility and access to major roadways
- Spacious parking
- Day Care facility within center
- Close proximity to major hotels
- Public transportation
- On-site restaurant/cafe
- Convenient shopping
- Well-landscaped grounds
- Available fiber-optic communications

### Property Description

New construction which offers Financial, Medical, and Back office uses. 5,000 to 23,400 SF, Build to suit. Located in the Wyomissing Professional

### OFFERING SUMMARY

Lease Rate	Negotiable
Available SF	5,000 - 6,700 SF
Lot Size	0.57 Acres
Building Size	23,400 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	5,635	\$60,986
3 Miles	85,906	\$61,685
5 Miles	221,546	\$56,051

### VIEW PROPERTY VIDEO

For more information

**Bryan Cole, SIOR**

O: 610 370 8502

bcole@naikeystone.com

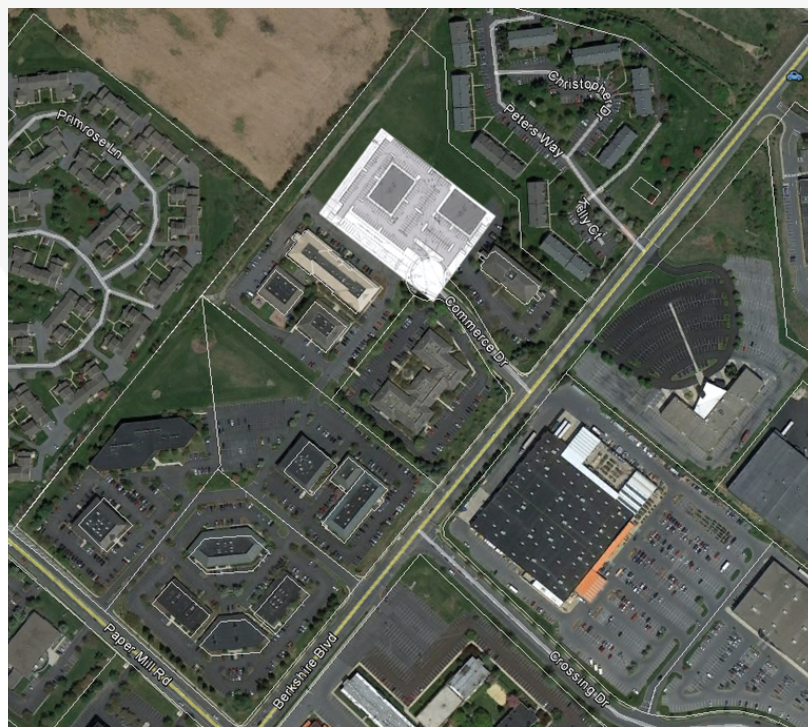
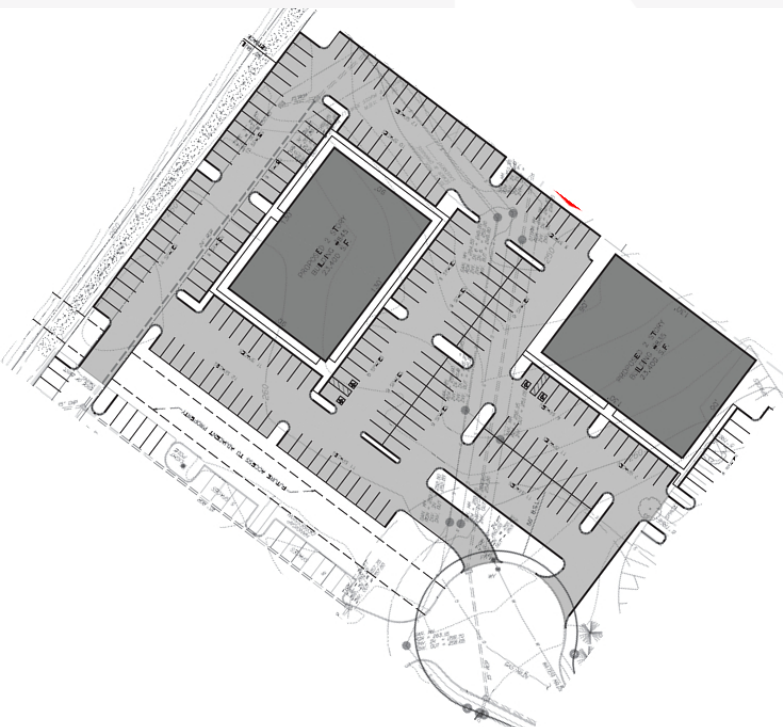
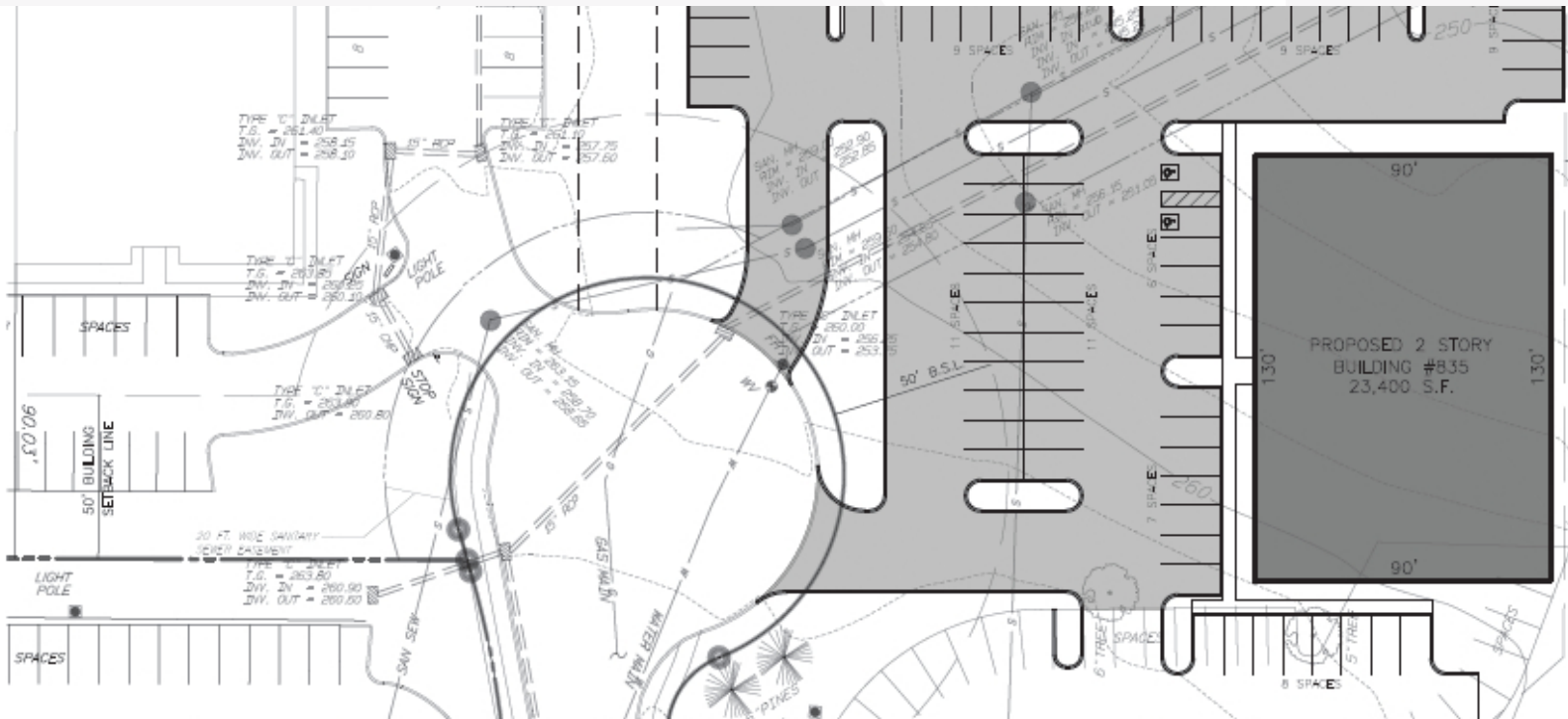




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PROPERTY NAME:	Wyomissing Professional Center Building 835
PROPERTY ADDRESS:	835 Berkshire Blvd. Wyomissing, PA 19610
PROPERTY TYPE:	Office
APN:	96-4397-11-55-9734-C01
LOT SIZE:	0.57 Acres
BUILDING CLASS:	B
ZONING:	Office
YEAR BUILT:	
NUMBER OF STORIES:	2

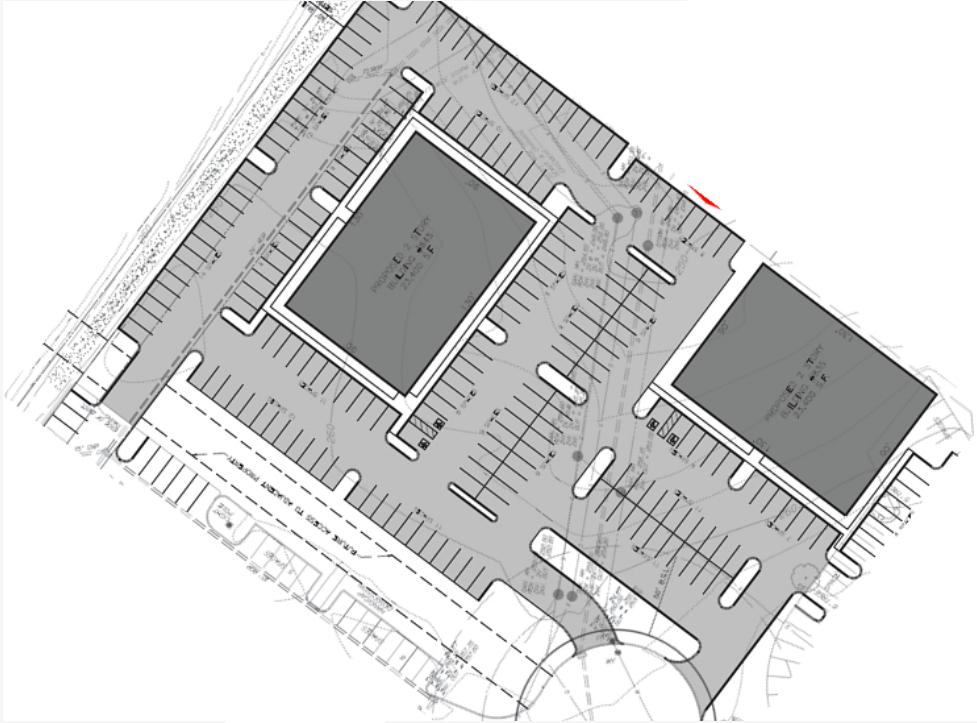




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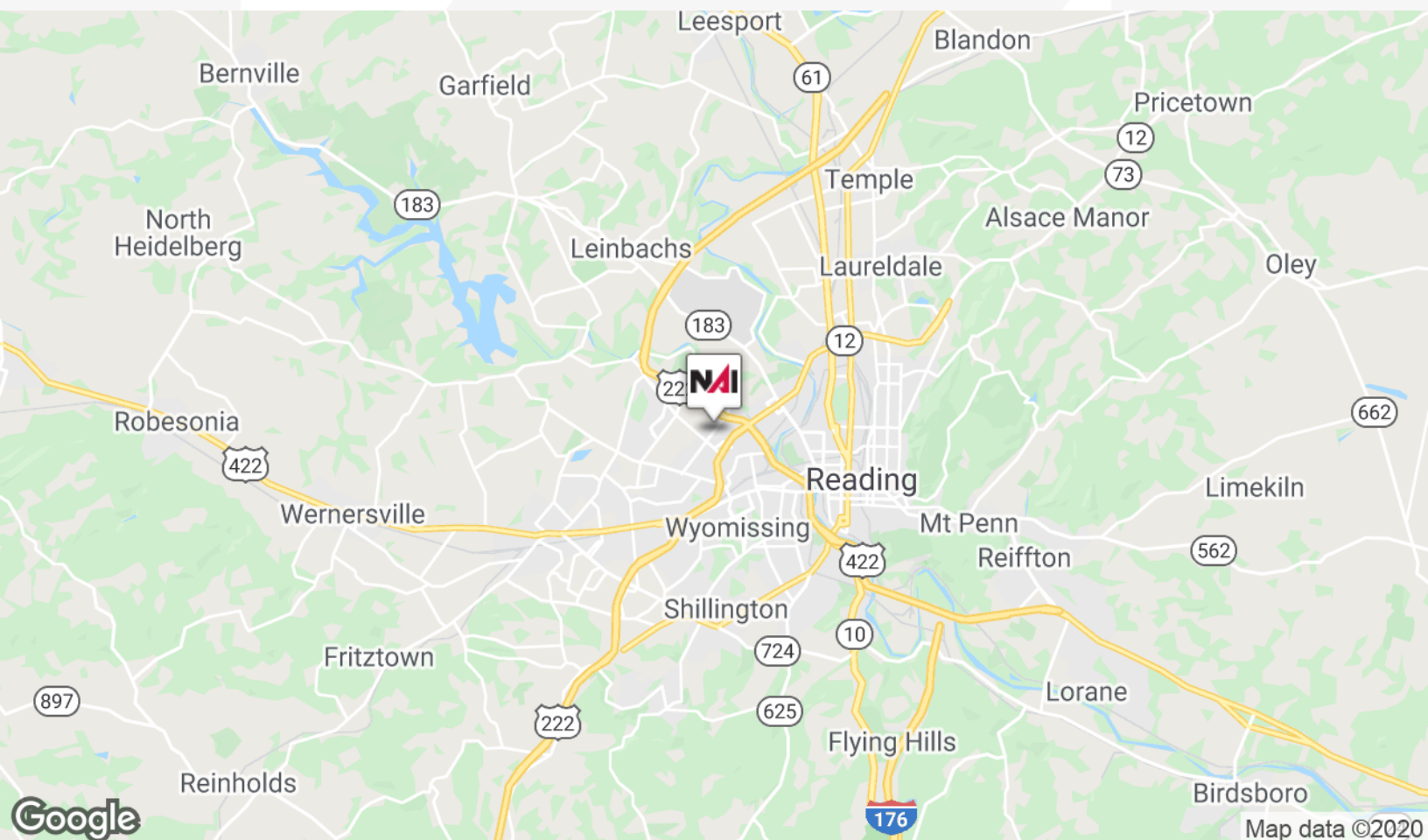
LEASE TYPE **NNN** | TOTAL SPACE **5,000 - 6,700 SF** | LEASE TERM **NEGOTIABLE** | LEASE RATE **NEGOTIABLE**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
835 Berkshire Blvd.	Available	5,000 SF	NNN	Negotiable	-
835 Berkshire Blvd.	Available	6,700 SF	NNN	Negotiable	-
835 Berkshire Blvd.	Available	5,000 SF	NNN	Negotiable	-
835 Berkshire Blvd.	Available	6,700 SF	NNN	Negotiable	-

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Google

A Department of Conservation and Natural Resources-PAMAP/USGS, USDA Farm Service Agency

**NAI**Keystone

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

875 Berkshire Boulevard Suite 102

Wyomissing, PA 19610

610 779 1400 tel

[naikeystone.com](http://naikeystone.com)

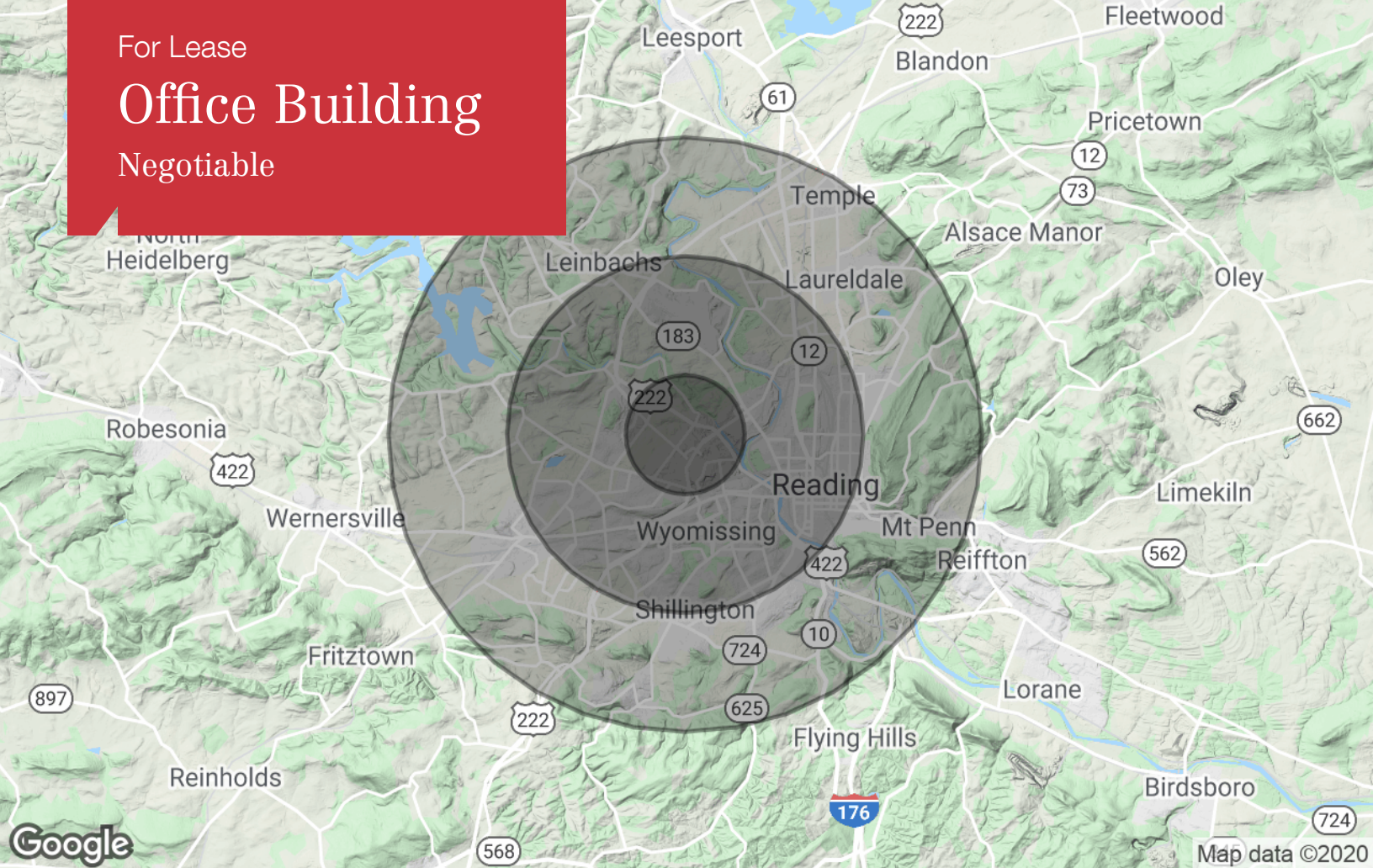




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## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,635	85,906	221,546
MEDIAN AGE	42.2	37.7	36.1
MEDIAN AGE (MALE)	39.2	35.0	34.1
MEDIAN AGE (FEMALE)	45.3	40.1	38.1

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,465	33,202	83,431
# OF PERSONS PER HH	2.3	2.6	2.7
AVERAGE HH INCOME	\$60,986	\$61,685	\$56,051
AVERAGE HOUSE VALUE	\$212,068	\$193,065	\$172,254

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	86.5%	73.6%	73.0%
% BLACK	4.4%	8.2%	7.7%
% ASIAN	4.2%	2.5%	1.9%
% HAWAIIAN	0.4%	0.2%	0.1%
% INDIAN	0.1%	0.1%	0.2%
% OTHER	4.8%	15.6%	17.1%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	10.4%	30.9%	31.7%

\* Demographic data derived from 2010 US Census



## Bryan Cole, SIOR

Principal

610.370.8502 tel  
bcole@naikeystone.com

### Professional Background

Bryan joined NAI Keystone in July of 2004, prior to joining NAI, Bryan 4 year's active duty in the U.S. Marine Corp., where he was stationed across the world in various areas.

Prior to joining the military Bryan resided in Springfield, Delaware County where he was involved in the construction of commercial and multi-unit properties. Bryan has experience working with a diverse group of individuals in numerous countries throughout the world. During Bryan's time at NAI, he has sold and leased in the excess of \$775 Million Dollar's worth of Commercial Real Estate. Because of this, Bryan earned NAI gold club status his first year in the business. Bryan has earned the distinguished SIOR designation and has been the Top Producer at NAI since 2006 with an average of \$40 Million in production annually, and averaged over \$65-75 Million 2012 - 2018.

Bryan has concentrated his efforts on medical and office property along with Big Box industrial development projects.

Although locally based in Greater Reading, Berks County, Bryan represents clients from all over the country and has completed deals in various parts of the United States specifically on a Tenant Rep basis.

### Memberships & Affiliations

Professional Groups  
SIOR Designee  
CSCMP Individual Member  
NAIOP Individual Member  
CoreNet Global Individual Member  
NAI Office Council  
Top Producer at NAI since 2006

Personal Affiliations  
US Veteran  
Wilson Education Foundation Board Member  
IMable Board Member  
Humane Society of Berks County - Past Board Member

### Education

Berks Real Estate Institute  
CoreNet Global Corporate Real Estate Courses  
Numerous Certified Commercial Investment Member Courses  
SIOR Regional Events and Courses  
University of NAI Global  
Numerous Continuing Education Courses as a Military Non-Commissioned Officer



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