



OFFICE FOR SALE

2620 WESTVIEW DR | WYOMISSING, PA

9,750 SQ FT AVAILABLE

KYLE MCKECHNIE
610.370.8522
KMCKECHNIE@NAIKEYSTONE.COM

JOHN BUCCINNO, SIOR CCIM
610.370.8508
JBUCINNO@NAIKEYSTONE.COM

NAIKeystone

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

ABOUT THIS PROPERTY

- 9,750 SQ. FT.
- PROFESSIONAL OFFICE BUILDING
- SINGLE STORY
- 3.43 ACRE 2 UNIT CONDOMINIUM
- SLATE EAVE ROOF STRUCTURE WITH RUBBER ROOF ON TOP
- FULLY RENOVATED IN 2017-2018 TO HIGH END FINISHES
- BACKUP GENERATOR
- EXCELLENT LOCATION IN THE HEART OF THE WYOMISSING PROFESSIONAL BUSINESS DISTRICT



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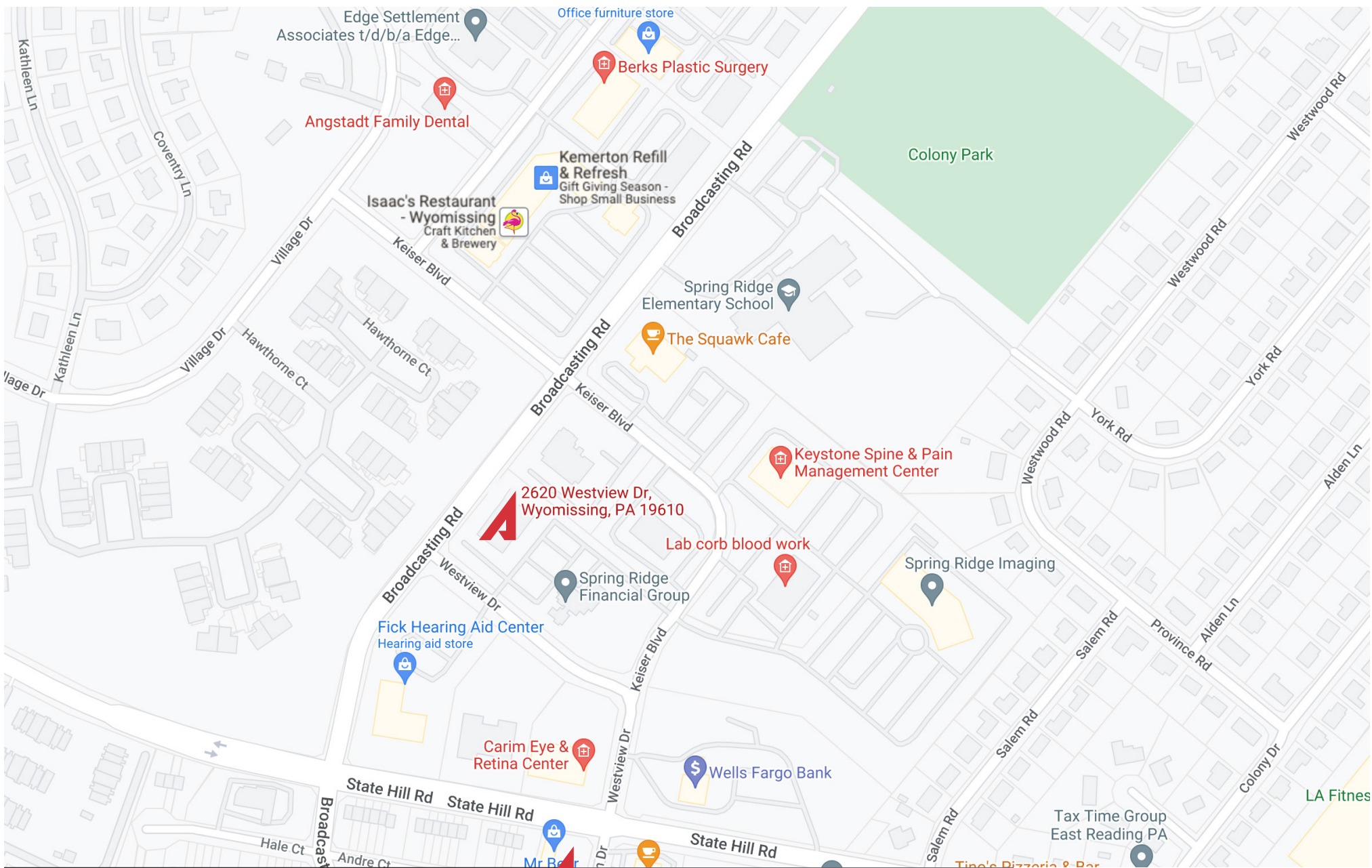
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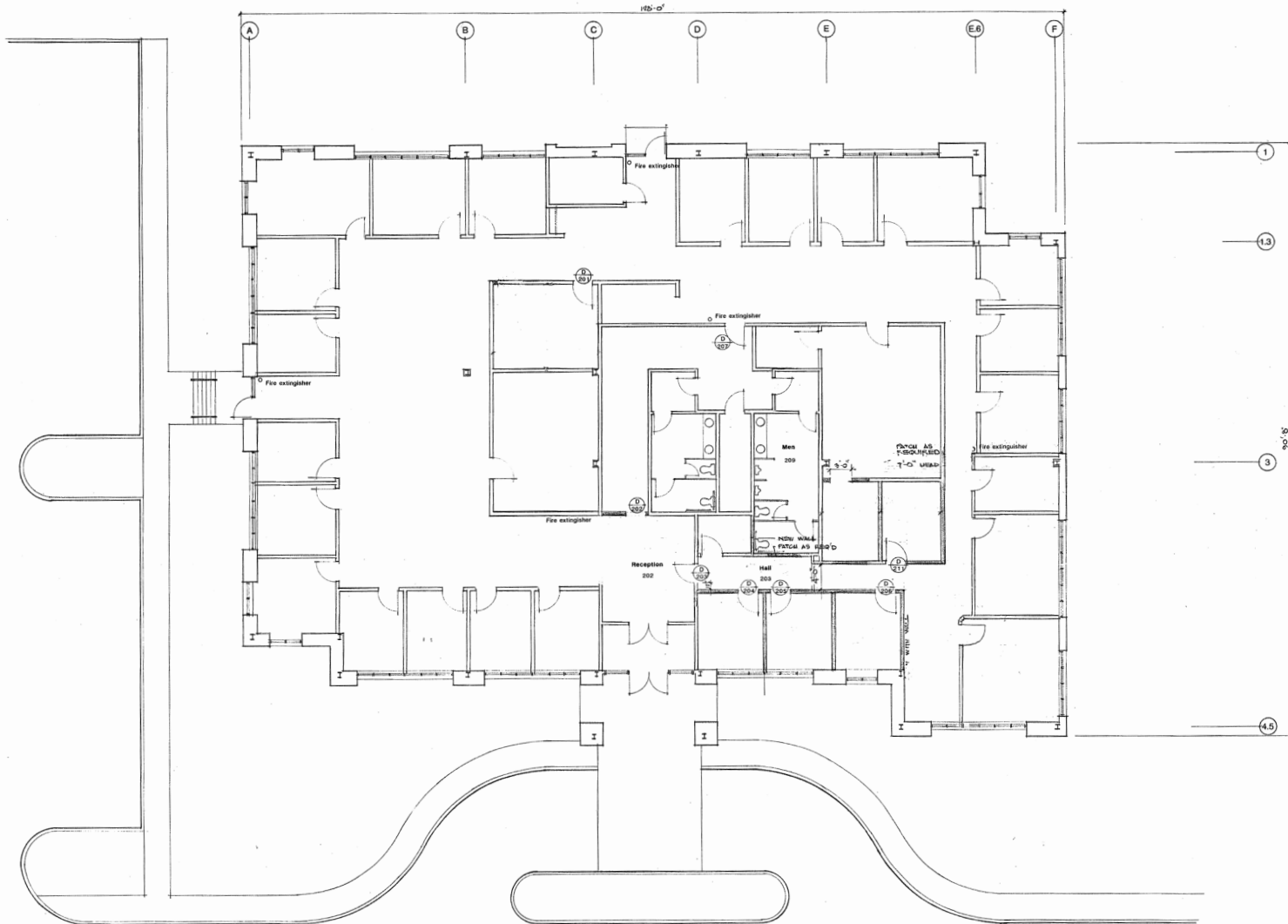
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Floor Plan

scale 1/8" = 1'-0"

Wall Partitions

Shaded walls indicate new construction
 All new walls shall be 35/8" steel studs with 5/8" gyp. board each side
 include sound batt insulation in all new wall construction

Note

The entire building is sprinklered in accordance with NFPA 13

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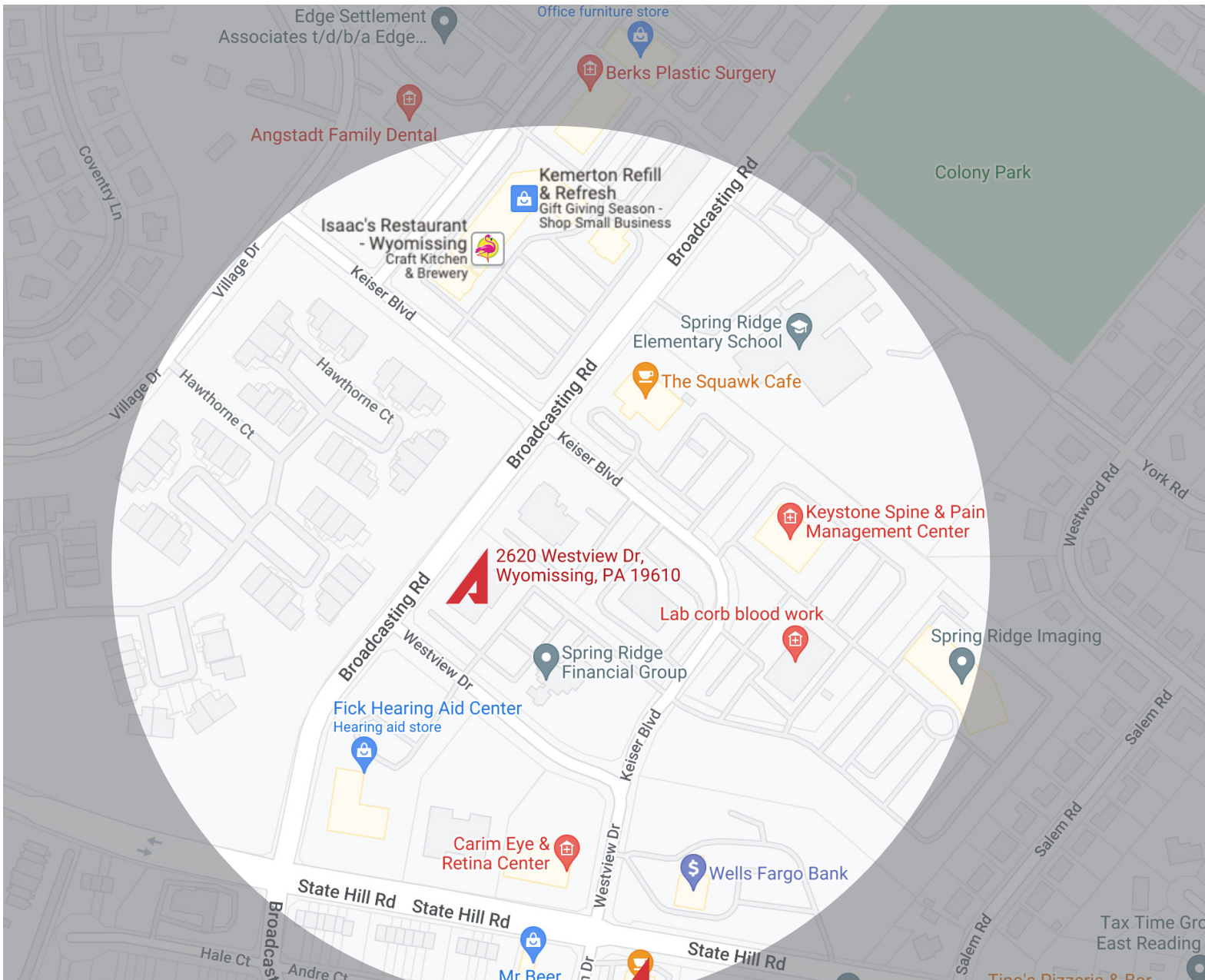
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DEMOGRAPHICS
WYOMISSING TRADE AREA

EST. POPULATION
24,360

EST AVG HH INCOME
\$102,458

EST TOTAL EMPLOYEES
34,792

EST POPULATION
1 MI | 10,128
3 MI | 133,800
5 MI | 200,322

EST TOTAL EMPLOYEES
1 MI | 22, 257
3 MI | 81,415
5 MI | 113,677

EST AVG HH INCOME
1 MI | \$86,897
3 MI | \$61,318
5 MI | \$70,428

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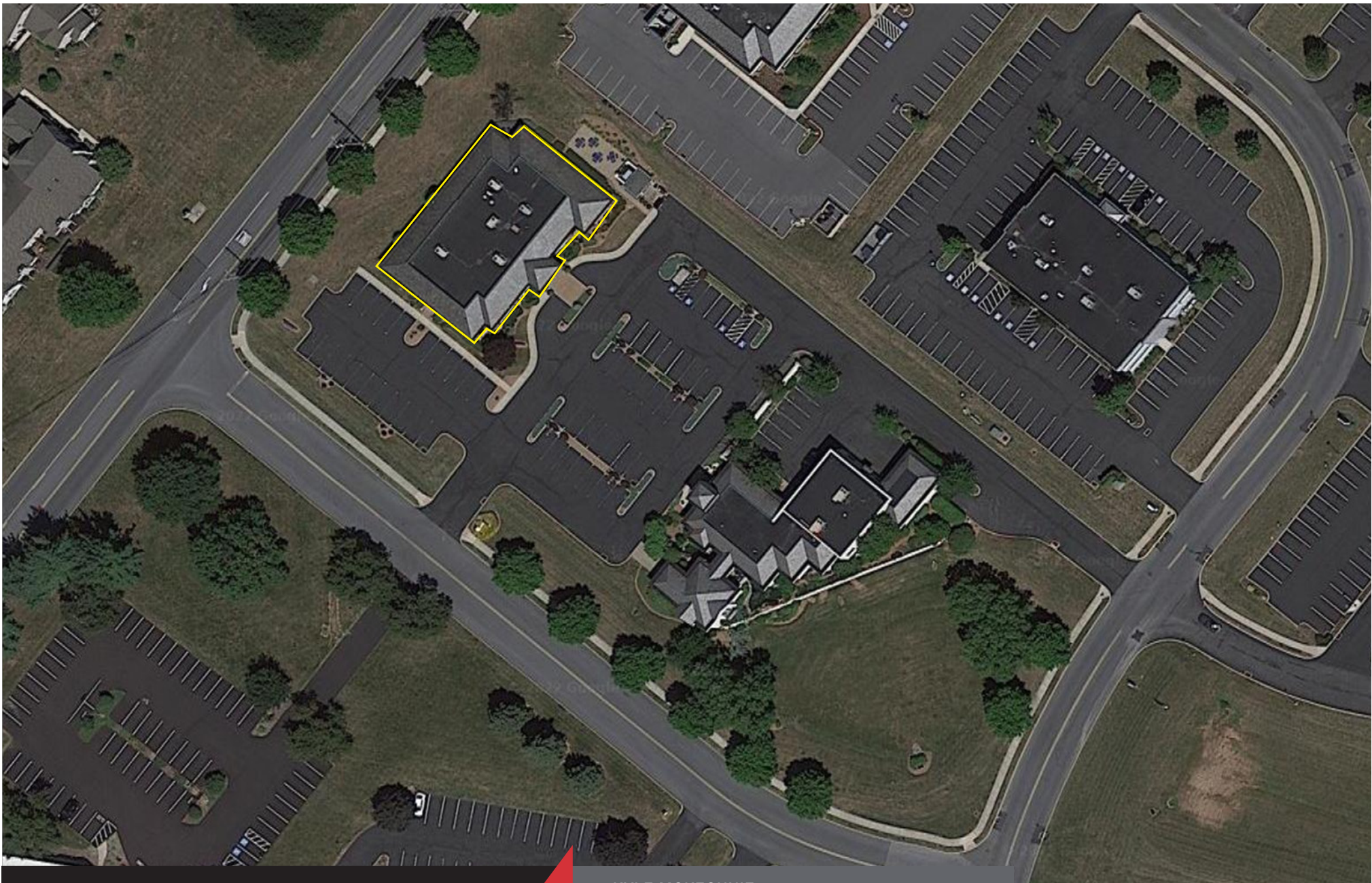
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