

50 Innovation Way, Wyomissing, PA

FOR LEASE



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Jackson Cross Partners, LLC
151 S. Warner Road, Suite 110, Wayne, PA 19087
John Morrissey | jpm@jacksoncross.com
610.265.7700 x 125

FOR LEASE

A unique opportunity to lease space in the newly built Drexel University College of Medicine at Tower Health, Wyomissing PA.



FOR LEASE

Building: Drexel University College of Medicine at Tower Health

Floors: 5 and 6

Square Feet: 60,000 SF



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TRANSIT-ORIENTED LOCATION

Located at the confluence of routes 422 and 222, Wyomissing has grown into an important commercial cluster for the Philadelphia region with a heavy concentration of retail offerings and medical services. Wyomissing is strategically located just outside of Reading and equidistant from both Philadelphia, Pennsylvania's largest city and Harrisburg, Pennsylvania's state capital.



SITE PLAN

- Included in Offering:
- 1 UGI Building
 - 2 Teleflex Building
 - 3 Tower Health Building 113
 - 4 Tower Health Building 202

THE **KNITTING MILLS**
WYOMISSING, PENNSYLVANIA

Tower Health's
College of Medicine
(Under Construction)

Teleflex 2

UGI ENERGY SERVICES 1

Tower Health 3

VF Outlet and
Tower Health 4

Future Development Parcel
(Not included in offering)

Knitting Mills Master-Planned Redevelopment

The Property is located within the Knitting Mills Redevelopment, a vibrant, master-planned mixed-use project in Wyomissing, Pennsylvania. Originally a series of knitting mills for the VF Corporation, later the nation's first outlet center, the site was purchased and redeveloped into today's Class A corporate campus which is now home to corporations such as UGI, Teleflex, Tower Health and Tower Health's College of Medicine. VF Corporation maintains a retail outlet on site and other retail within the project includes McDonald's, Wawa, Sly Fox Brewing and B2 Bistro & Bar, all of which executed new long term leases for this location since redevelopment commenced in 2016.

EXECUTIVE SUMMARY - THE KNITTING MILLS

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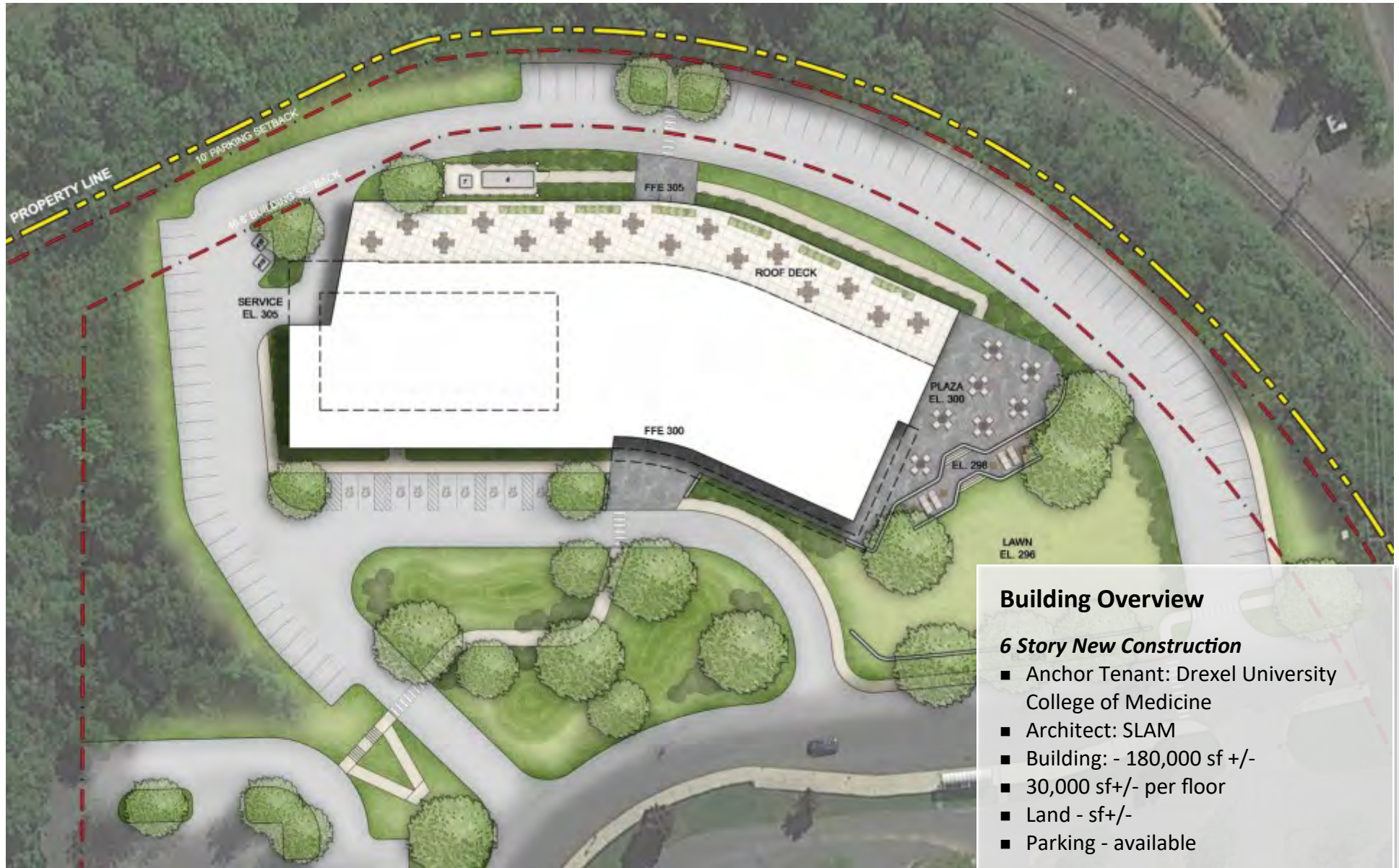
Property Features

Drexel University College of Medicine at Tower Health

- Modern new building
- 60,000 SF 2 top floors ready for occupancy Fall 2021
- Adjacent to Teleflex
- Close to Reading Hospital and West Reading, Wyomissing business and retail districts, VF outlet



50 INNOVATION WAY



Building Overview

6 Story New Construction

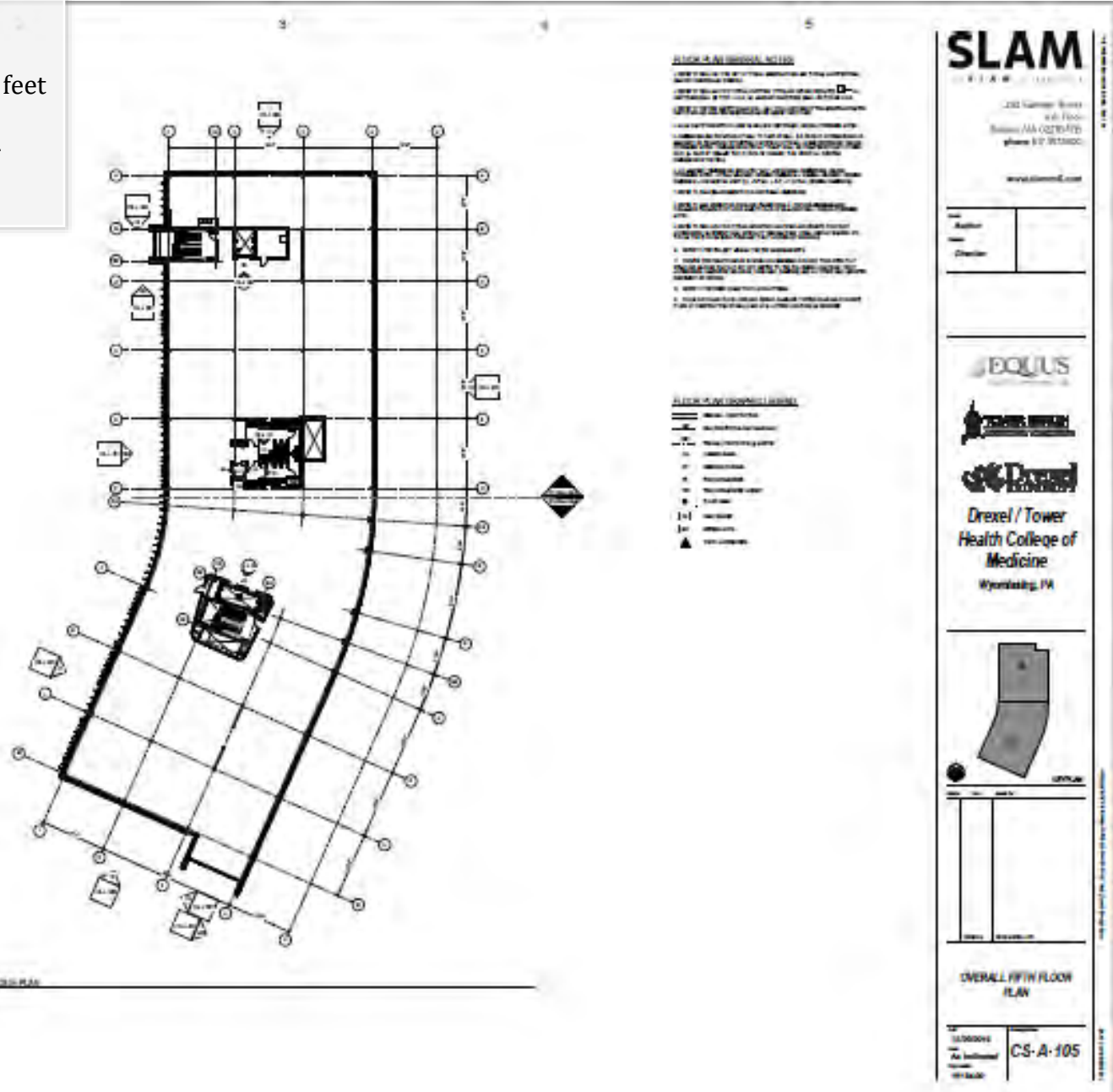
- Anchor Tenant: Drexel University College of Medicine
- Architect: SLAM
- Building: - 180,000 sf +/-
- 30,000 sf +/- per floor
- Land - sf +/-
- Parking - available



50 INNOVATION WAY

5th Floor

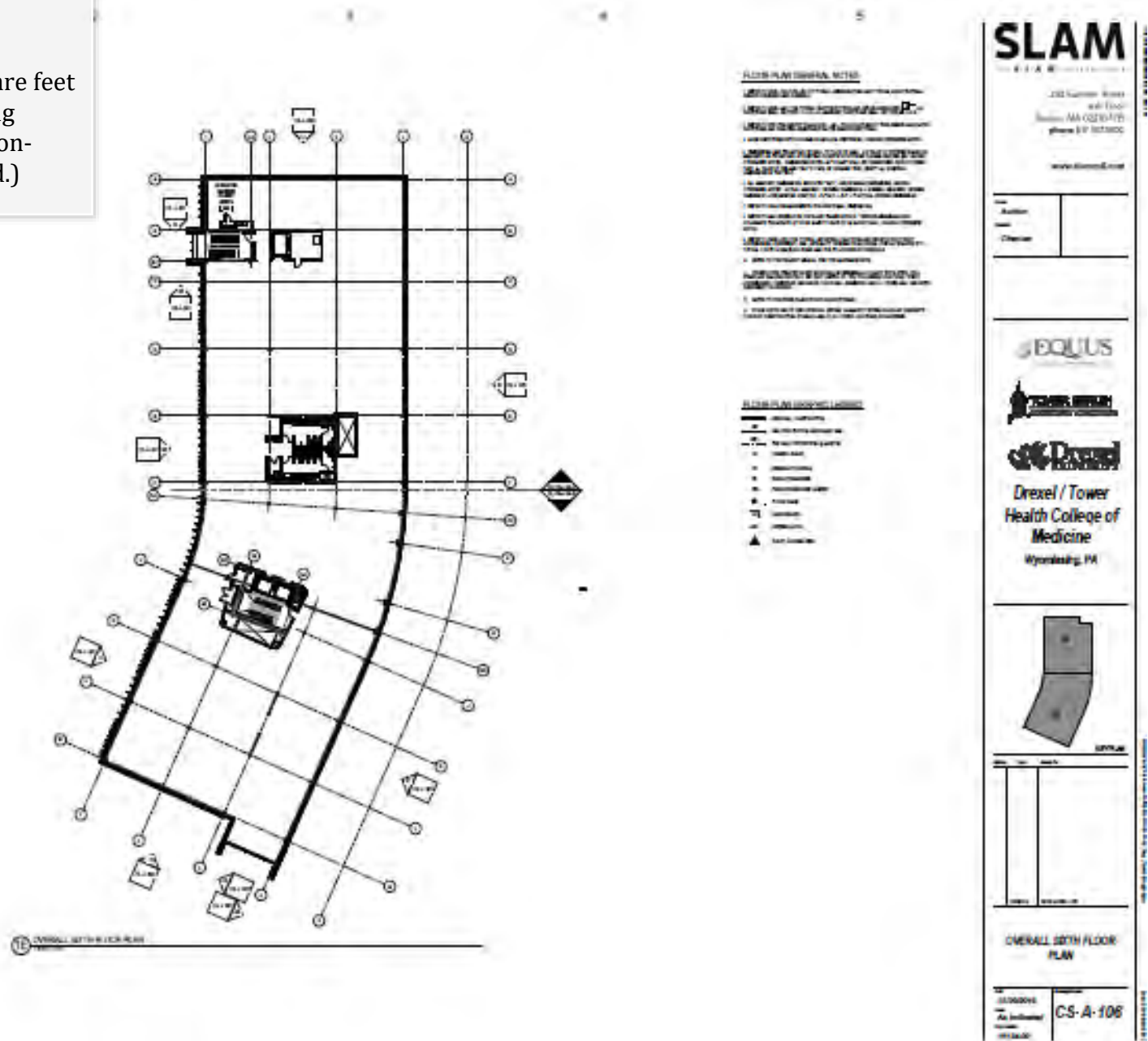
+/- 30,000 rentable square feet
(subject to full building measurement when construction is completed.)



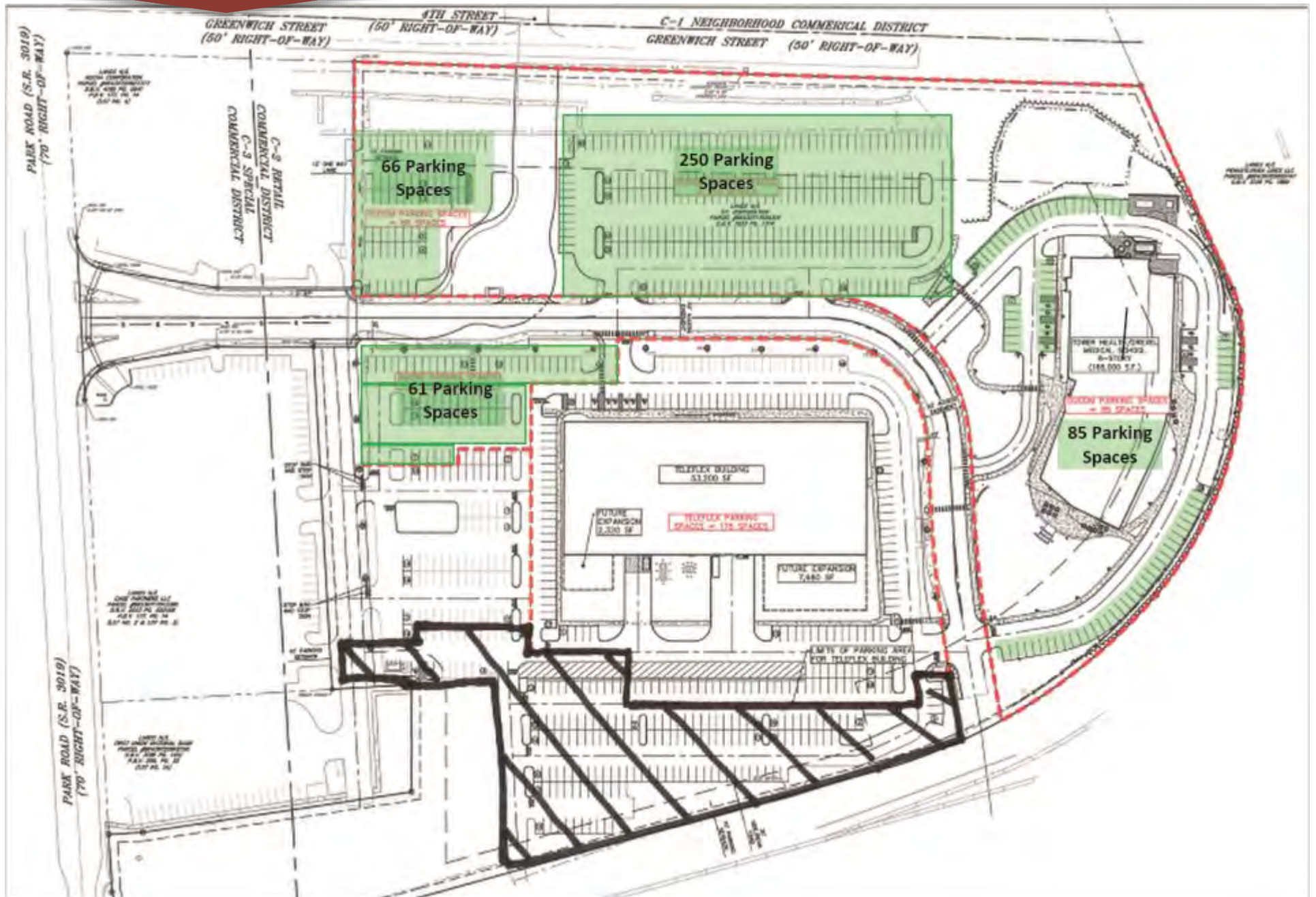
50 INNOVATION WAY

6th Floor

+/- 30,000 rentable square feet
(subject to full building
measurement when con-
struction is completed.)



PARKING



VISUAL FROM 422—SOUTH BOUND



LOCAL AREA MAP



AMENITY RICH LOCATION

The Campus benefits from its location at the center of a regional shopping node in Wyomissing. Nearby amenities include the Berkshire Mall, The Shoppes at Wyomissing, Berkshire Square, Tower Health's Reading Hospital and numerous other restaurant and retail locations. The Knitting Mills redevelopment includes a McDonald's, Wawa and Sly Fox Brewery on site. There are numerous shops and restaurants within a five-minute walk of the Campus, many of them along Penn Avenue, Wyomissing's charming main street. The Knitting Mills campus offers the walk-ability so sought after by today's tenants, as evidenced by the strong leasing activity at The Knitting Mills. Two hotels are adjacent to Knitting Mills, a Courtyard by Marriott and a Holiday Inn Express that was completely renovated in 2016-2017.

DOWNTOWN
READING

422

422

THE **KNITTING MILLS**
WYOMISSING, PENNSYLVANIA

TOWER HEALTH
MEDICAL CAMPUS

1. HOLIDAY INN EXPRESS
2. WILLOUGHBY'S ON PARK
3. WELLS FARGO
4. SLYFOX BREWERY
5. COURTYARD BY MARRIOTT
6. SLICK WILLY'S KARTS & EATS
7. THE WORKS IN WYOMISSING
8. BUILDING 24 KITCHEN & BAR
9. GOLD'S GYM
10. BRICKSTONE'S FOOD & SPIRITS
11. WAWA
12. PNC BANK
13. MCDONALD'S
14. M&T BANK
15. WENDY'S
16. THE BARLEY MOW
17. COMALI TAQUERIA
18. EL MORRO CAFE
19. VF OUTLET
20. B2 BISTRO & BAR
21. THE LOFTS AT NARROW
22. RITE AID
23. SUNOCO GAS STATION
24. GEORGIO'S PIZZERIA
25. VAN'S CAFE
26. CAFE BOLD
27. CHATTY MONKS BREWING COMPANY
28. TOWER HEALTH/ READING HOSPITAL
29. WEST READING POLICE DEPARTMENT
30. 3RD & SPRUCE CAFE
31. ITALIAN-AMERICAN DEMOCRATIC BAR
32. BREWER'S BAR & GRILL
33. CANDLEWOOD SUITES READING
34. LUKOIL
35. MECCA CARRIBEAN AND SOUL FOOD

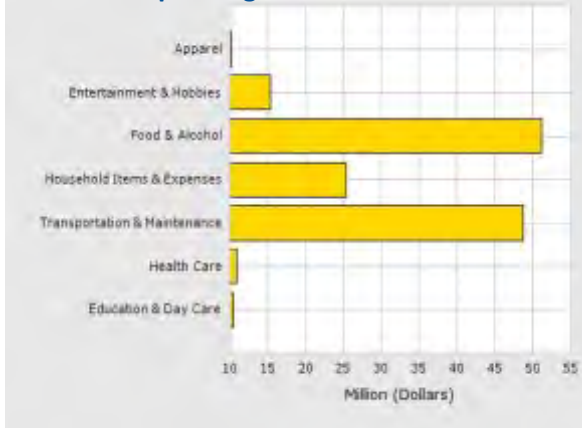
THE KNITTING MILLS - EXECUTIVE SUMMARY

DEMOGRAPHICS

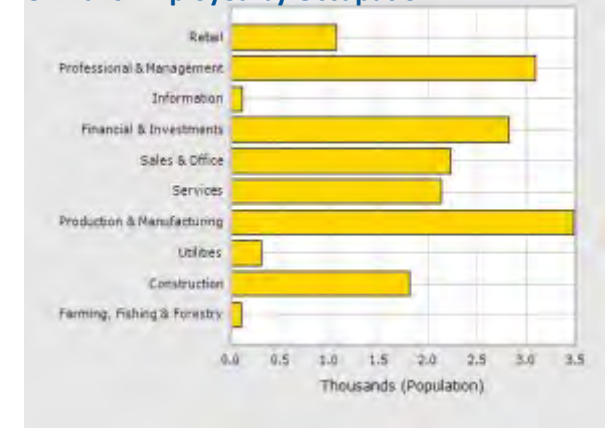
Demographics

Population	1 Mile	3 Miles	5 Miles
2020 Total Population:	10,574	133,181	200,972
2025 Population:	10,721	135,104	204,241
Pop Growth 2020-2025:	1.39%	1.44%	1.63%
Average Age:	39.6	37	38.4
Households			
2020 Total Households:	4,233	49,137	75,625
HH Growth 2020-2025:	1.32%	1.49%	1.66%
Median Household Inc:	\$54,092	\$43,121	\$52,460
Avg Household Size:	2.4	2.6	2.6
2020 Avg HH Vehicles:	1	1	2
Housing			
Median Home Value:	\$163,348	\$131,795	\$153,555
Median Year Built:	1948	1948	1952

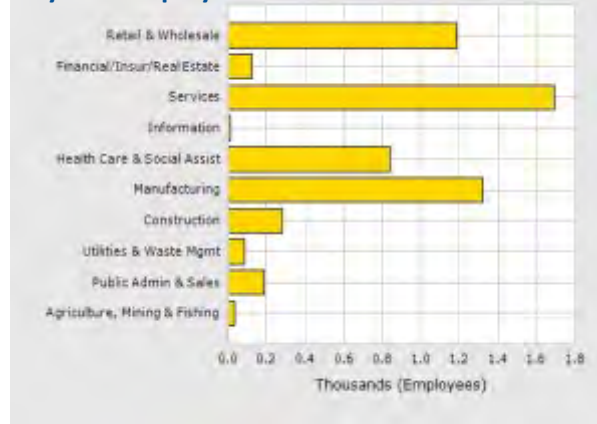
Consumer Spending Tools



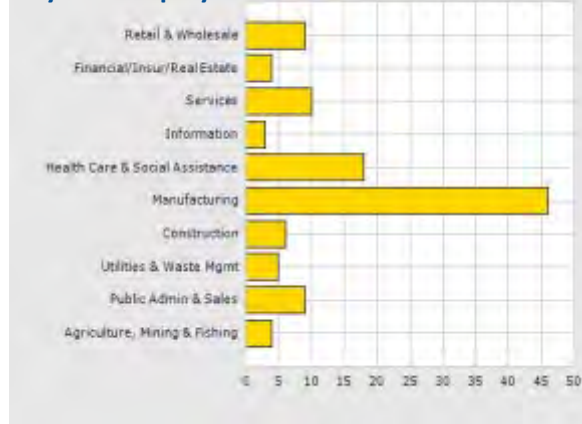
Civilians Employed by Occupation



Daytime Employees



Daytime Employment



Business Types in 5 mile radius

