

# FOR LEASE

## 1991 State Hill Road Wyomissing, PA

<b>Property Type:</b>	Medical Office
<b>Construction:</b>	Brick & Steel
<b>Age:</b>	Built in 1995
<b>Available Square Feet:</b>	2,717 SF
<b>Roof:</b>	Rubber
<b>Ceiling Height:</b>	Nine (9')
<b>Lighting:</b>	Parabolic
<b>Floor:</b>	Carpet, Tile over Cement
<b>Lot Size:</b>	1.28 Acres
<b>Zoning:</b>	C-2 Retail Commercial
<b>Parking:</b>	Private Macadam Lot
<b>Taxes:</b>	Included in the Rent
<b>Minimum Term:</b>	Five (5) Years



**Kent E. Wrobel**  
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**Possession:** Negotiable

**Heat:** Gas Heat Pumps

**Air Cond.:** Central Air

**Fiber Optics:** T-1

**Water/Sewer Service:** Municipal

**Electric Service:** 220 Amp

**Sprinkler:** 100% Wet System

**Hot Water Heater:** Electric Hot Water

**Restrooms:** Two (2) Restrooms

**Elevator:** One Elevator



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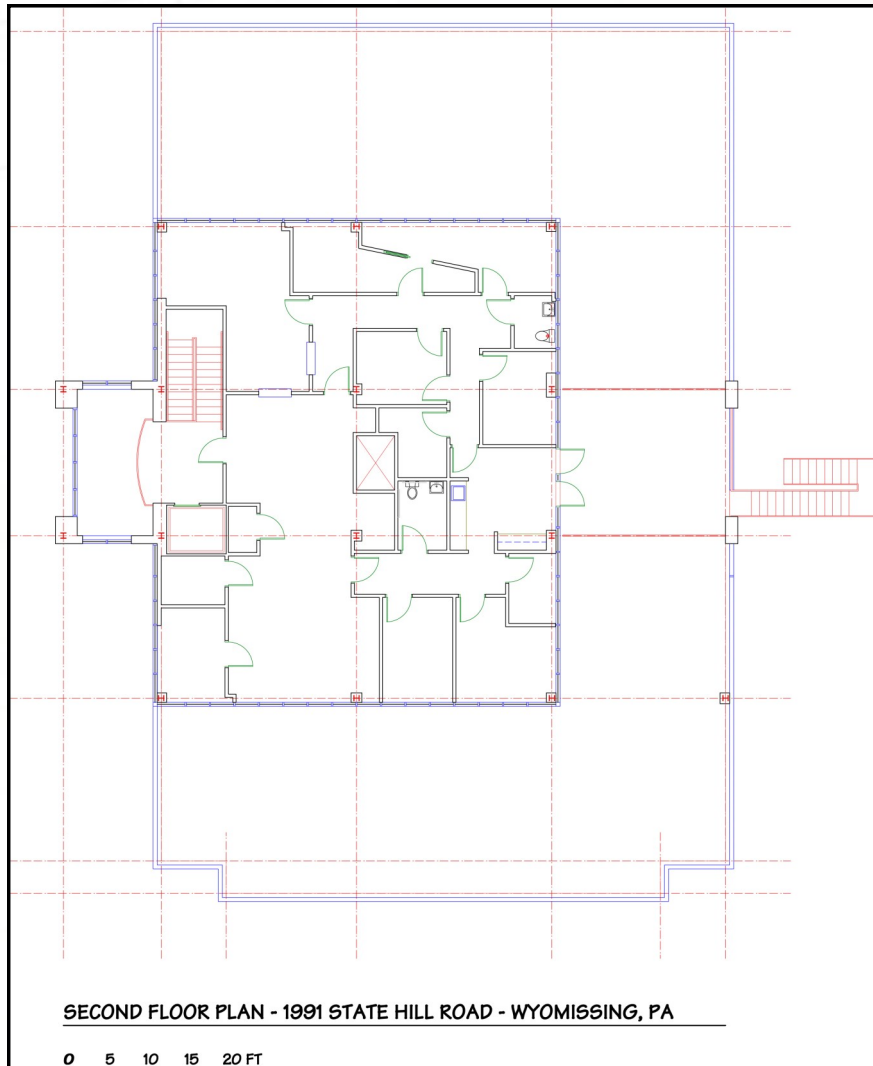


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