

For Lease

Multi-Tenant Office Building

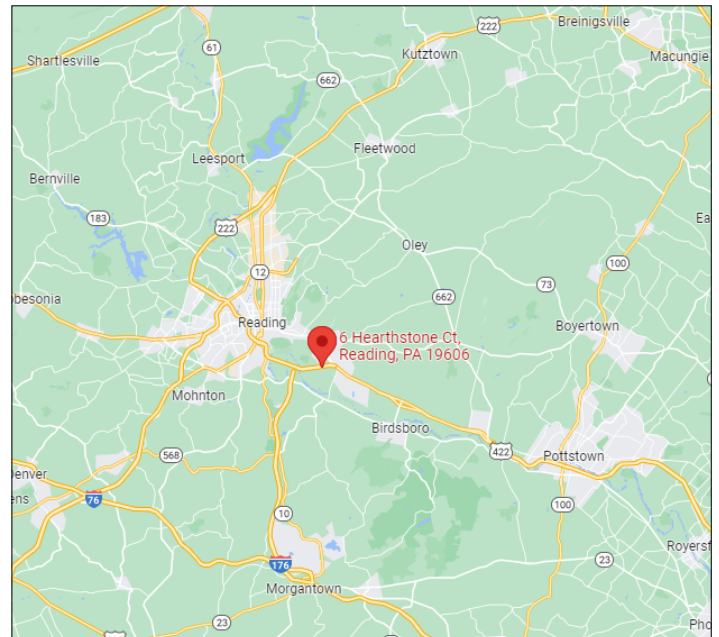


Exeter Medical and Professional Building

Reading, PA 19606

Property Features

- Under New Ownership & Management
- Heart of growing Exeter Community, Professional & Medical Tenant Mix
- High Profile location with Ample Parking and Easy access from 422 Bypass and 422 Business
- Significant improvements to building and grounds are underway



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For Sale or Lease
6 Hearthstone Court
Reading, PA 19606

Data Sheet



GENERAL DATA

Property Type:	Office Building
Building Size:	26,400 SF
Zoning:	Township Commons
CAM/Taxes:	\$6.16/ SF Annually
Municipality:	Exeter Township

DESCRIPTION

Common Area Factor:	18%
Description:	Multi-tenant office space in Class "A" office building. Common areas are accessible between the hours of 7:00 AM - 7:00 PM Monday, Wednesday, and Friday; 7:00 AM - 8:30 PM Tuesday and Thursday; 7:00 AM - 2:00 PM Saturday. Water, sewer, and common area electric included in CAM. Tenants pay for electric and gas.
HVAC:	Gas forced air in each unit, paid by tenants. Each unit is air-conditioned.
Gas Service:	UGI - Separate meters, paid by tenant
Bathrooms:	Common restrooms on first floor. All available suites have private restrooms as well.
Elevator:	Yes, runs three floors
Parking:	Macadam parking lot, 124 spaces (4.69:1000)
Water & Sewer:	Included in CAM
Telecom:	Verizon DSL and T-1 available
Sprinkler System:	Fire Sprinklered throughout.
Security System:	24/7 Digital photographic security system on all common hallways
Ceiling Height:	9'
Signage:	Available / Included
Janitorial:	Common area provided, tenant responsible for leased space

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Suites

SUITE #	RENTABLE SF	STATUS & DESCRIPTION
FIRST FLOOR		
102	2,602 SF	Lease by Exeter Foot & Ankle.
103	1,516 SF	Available. Existing fit-out as general office space.
104/105	2,265 SF	Available. Existing fit-out was for a medical practice. Most rooms have plumbing in place. In-suite restroom. Can be combined with suite 106
106	1,970 SF	Available. Fiit-out as general/medical office. Can be combined with suite 104/105.
SECOND FLOOR		
200	3,068 SF	Leased by PA Dermatology Partners.
201/202	4,508 SF	Leased by Integrated Medical.
204	1,416 SF	Leased by Precision Hearing Aid Center.
THIRD FLOOR		
301	2,818 SF	Available. Former Oral surgery practice. Plumbing in each exam room.
302	1,690 SF	Leased to Palacios Dentistry.
303	2,283 SF	Lease by Our Whole Living Wellness.
304	2,124 SF	Available. Fit-out as general office. In-suite restroom.



875 Berkshire Blvd, Suite 102
 Wyomissing, PA 19610
 +1 610 779 1400

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First Floor Plan

Suite 102 - 2,602 SF Rentable - EF&A

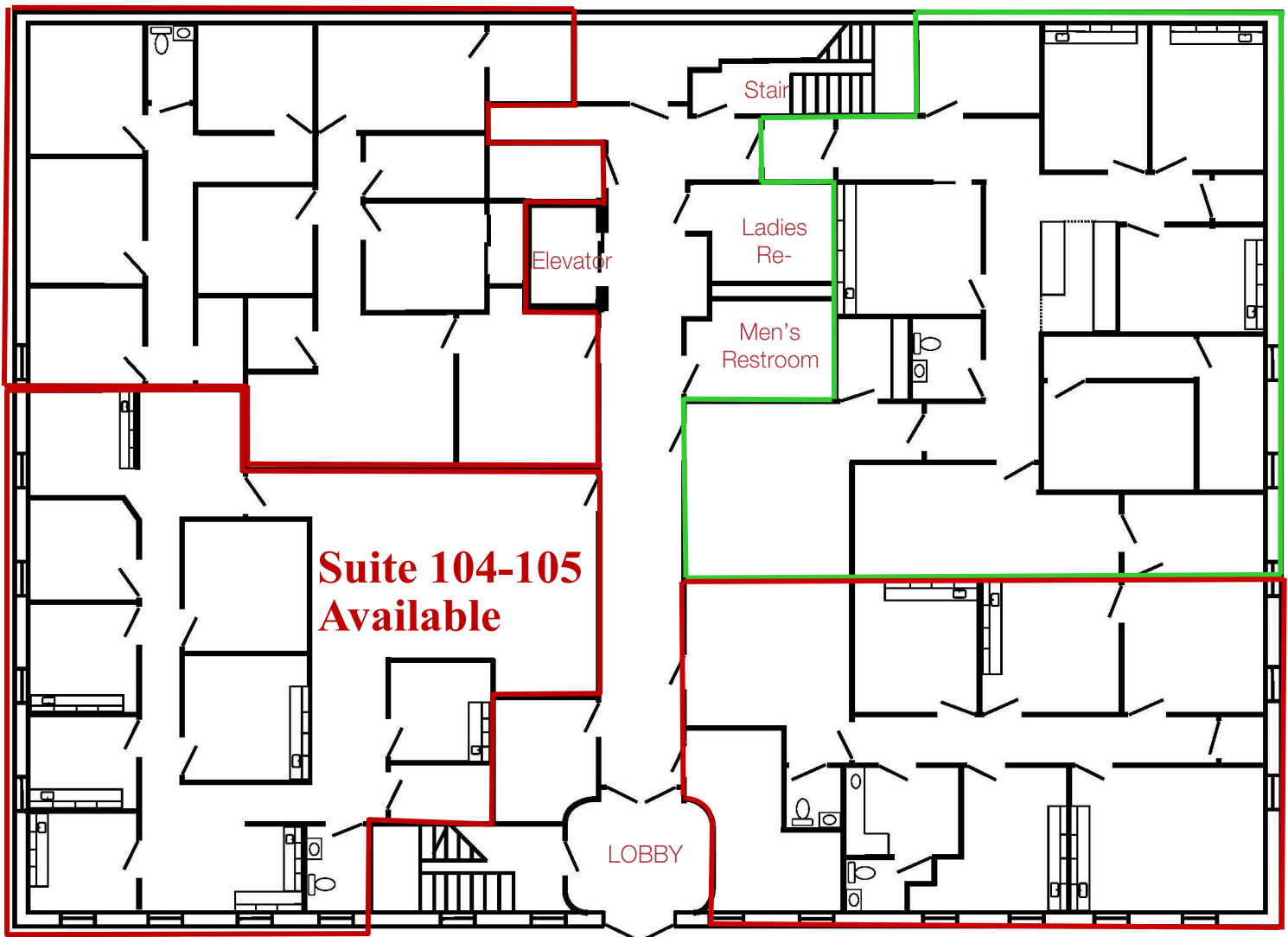
Suite 103 - 1,516 SF Rentable - Reich Insurance

Suite 104/105 - 2,265 SF Rentable - Available

Suite 106 - 1,970 SF Rentable - Available

Suite 106 Available

Exeter F&A, Suite 102



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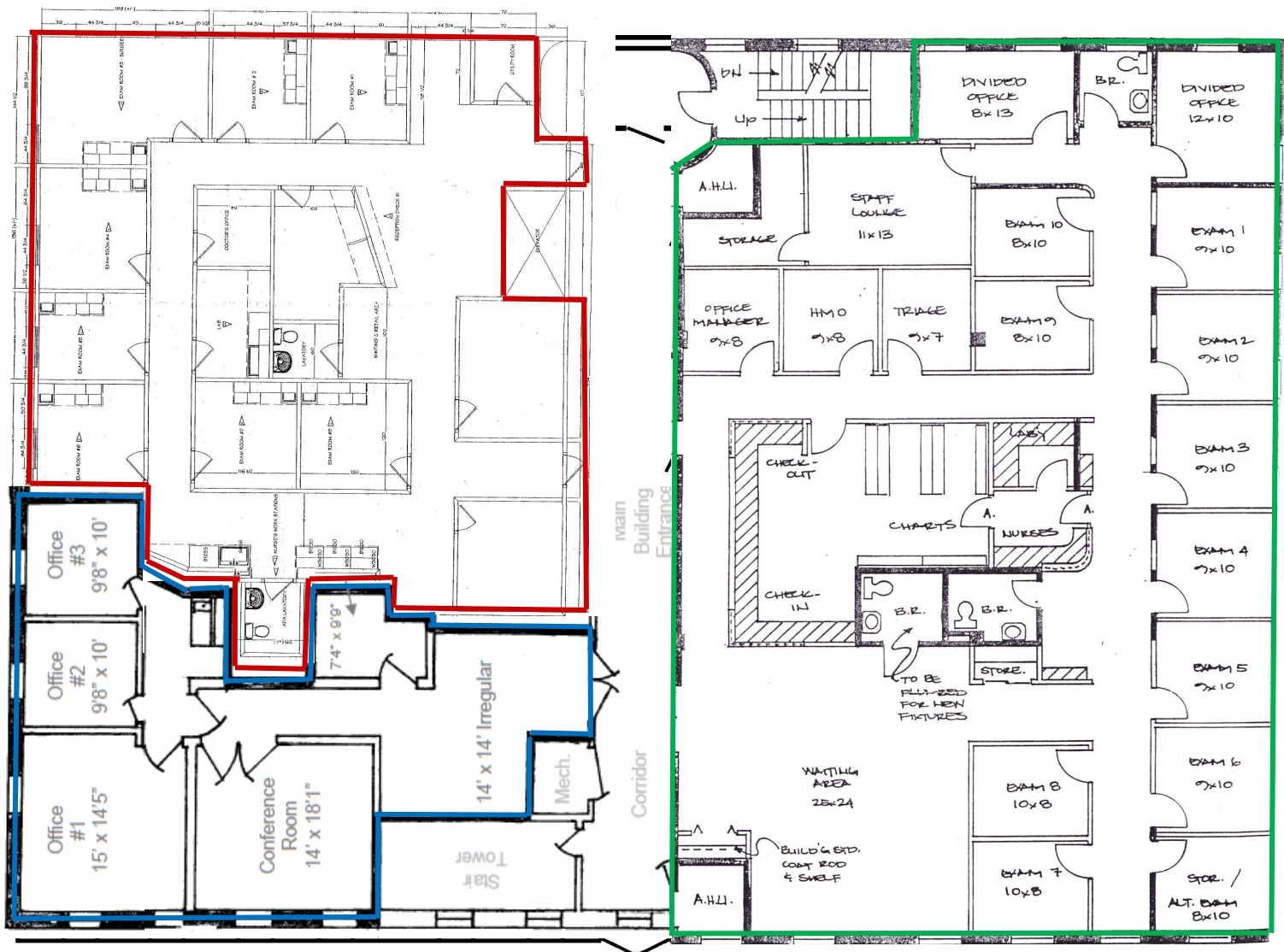
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Second Floor Plan

Suite 200 - 3,068 SF Rentable - PA Dermatology

Suite 201/202 - 4,507 SF Rentable - Integrated Medical

Suite 204 - 1,416 SF Rentable - Precision Hearing



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Third Floor Plan

Suite 301 - 2,818 SF Rentable

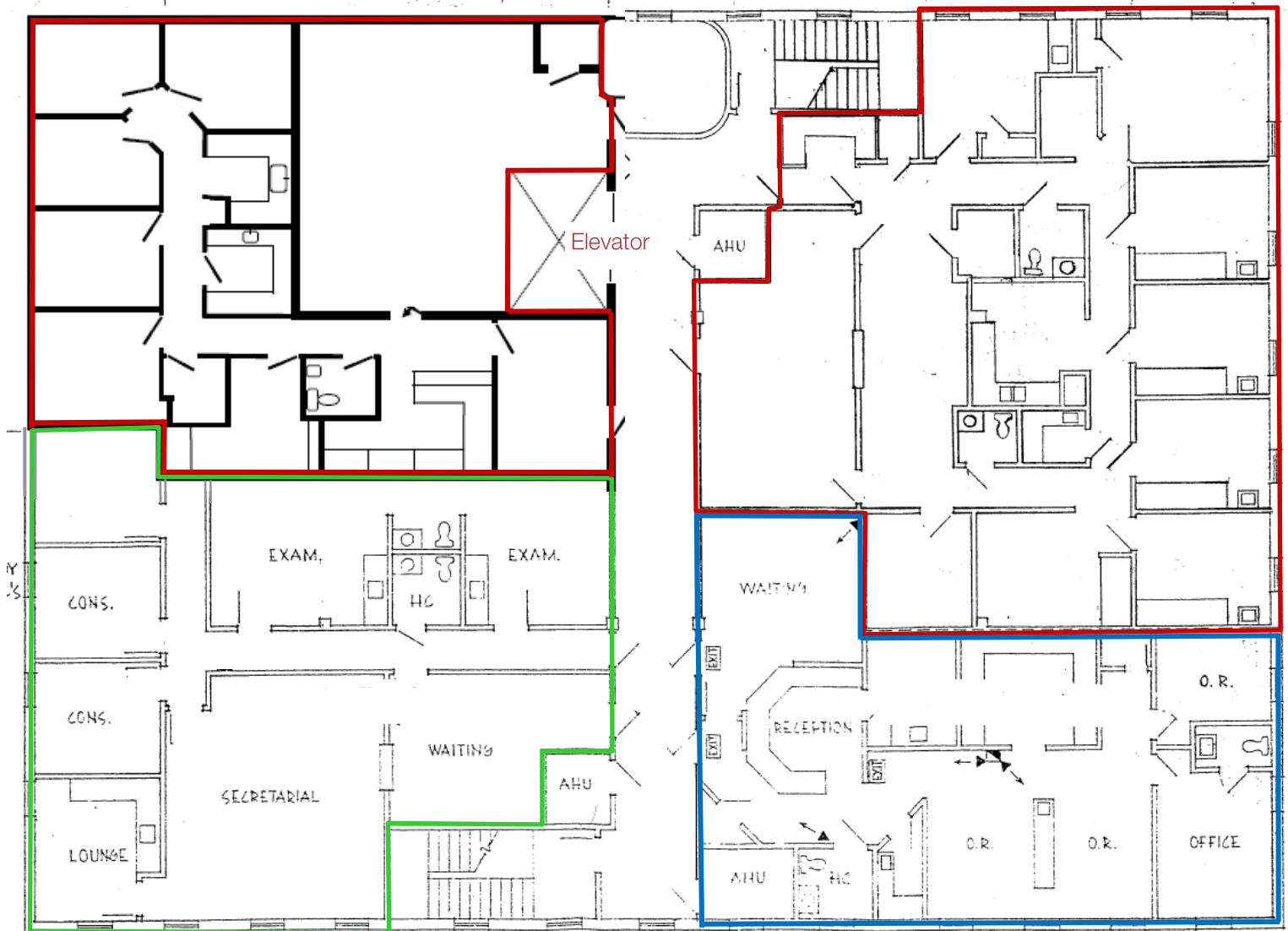
Suite 302 - 1,690 SF Rentable - Palacios Dentistry

Suite 303 - 2,283 SF Rentable - Our Whole Living Wellness

Suite 304 - 2,124 SF Rentable

Suite 304 Available

Suite 301 Available



**Our Whole Living Wellness
Suite 303**

**Palacios Dentistry
Suite 302**



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Photos



Desirable Street Frontage with
Signage

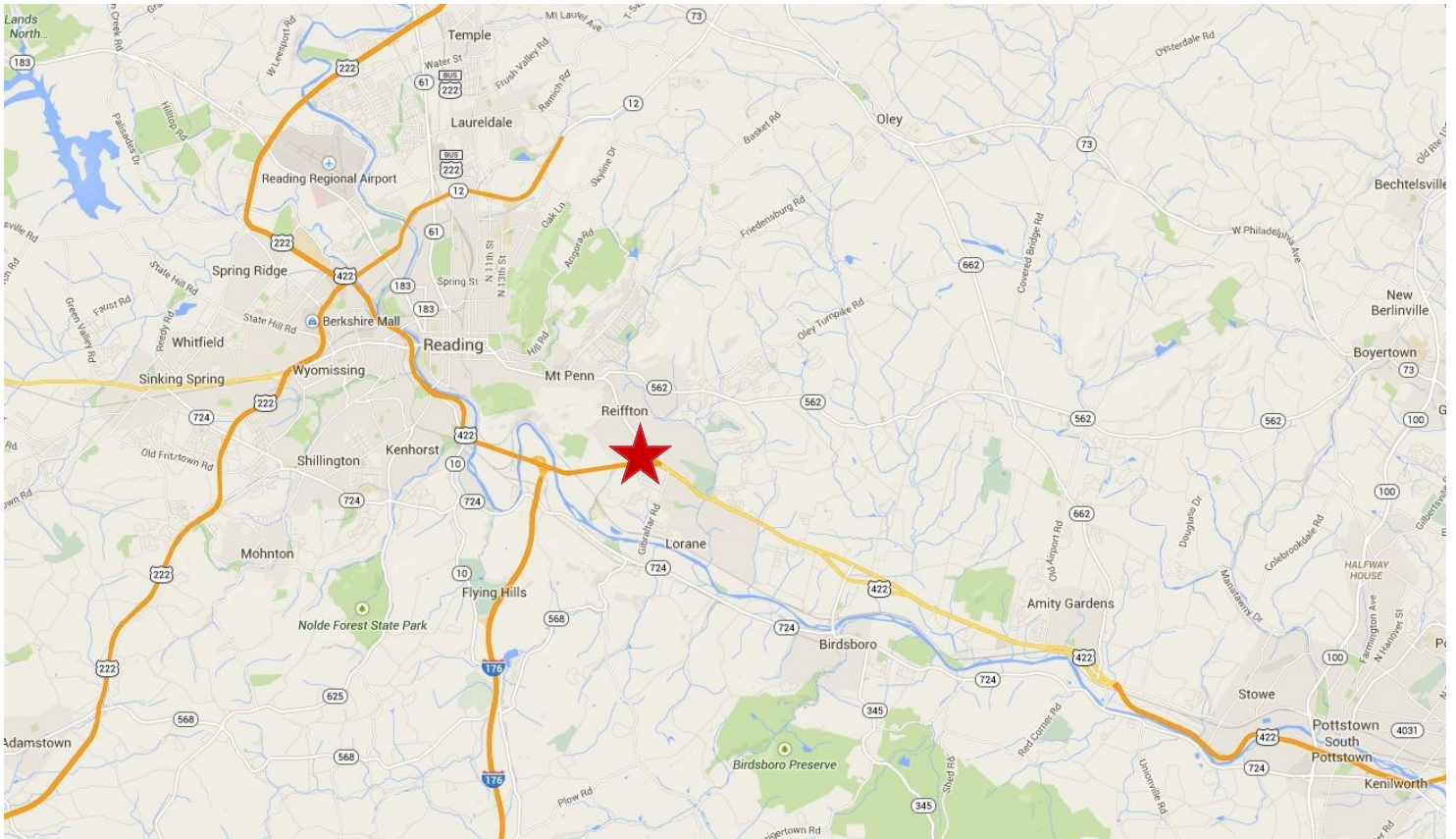


NAIKeystone

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Location



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