

For Lease

Multi-Tenant Office Building

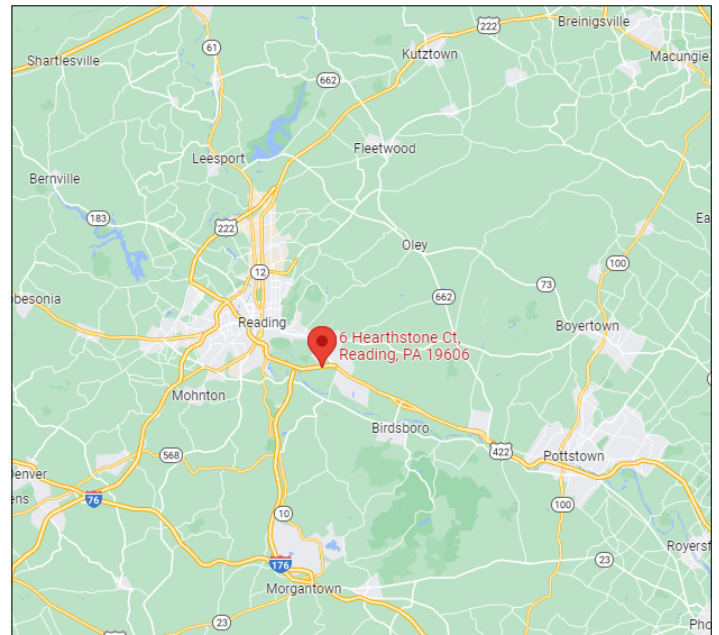


Exeter Medical and Professional Building

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:	\$5.46 / SF Annually (Pending tax appeal)
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. Suites 104/5 and 301 have private bathrooms 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	Leased by Reich Insurance ,
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	Available. In-suite restrooms.
304	2,124 SF	Available. Fit-out as general office. In-suite restroom.

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First Floor Plan

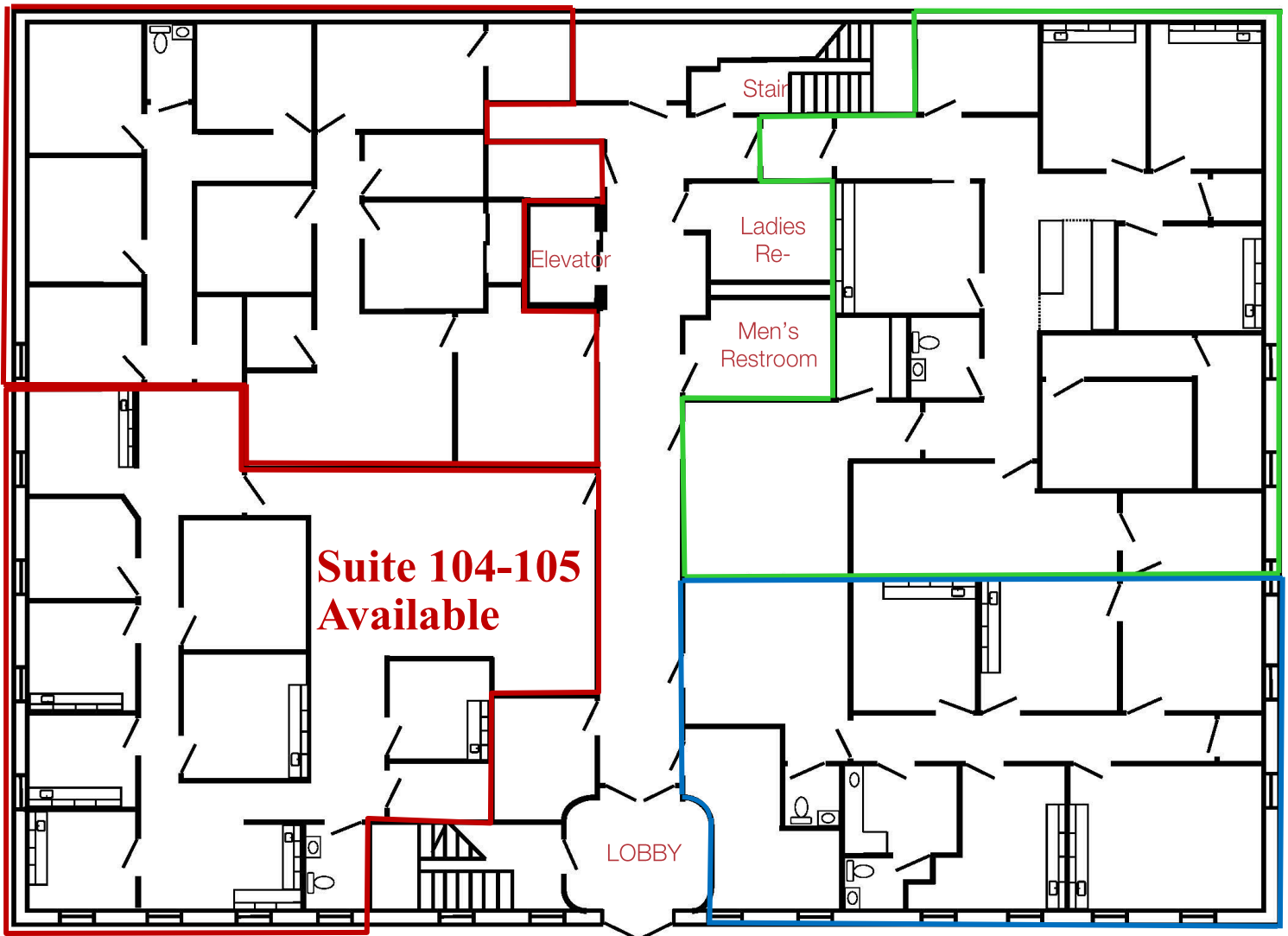
Suite 102 - 2,602 SF Rentable - Available

Suite 103 - 1,516 SF Rentable - Reich Insurance

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

Suite 106 Available

Exeter F&A, Suite 102



**Reich Insurance
Suite 103**

NAIKeystone

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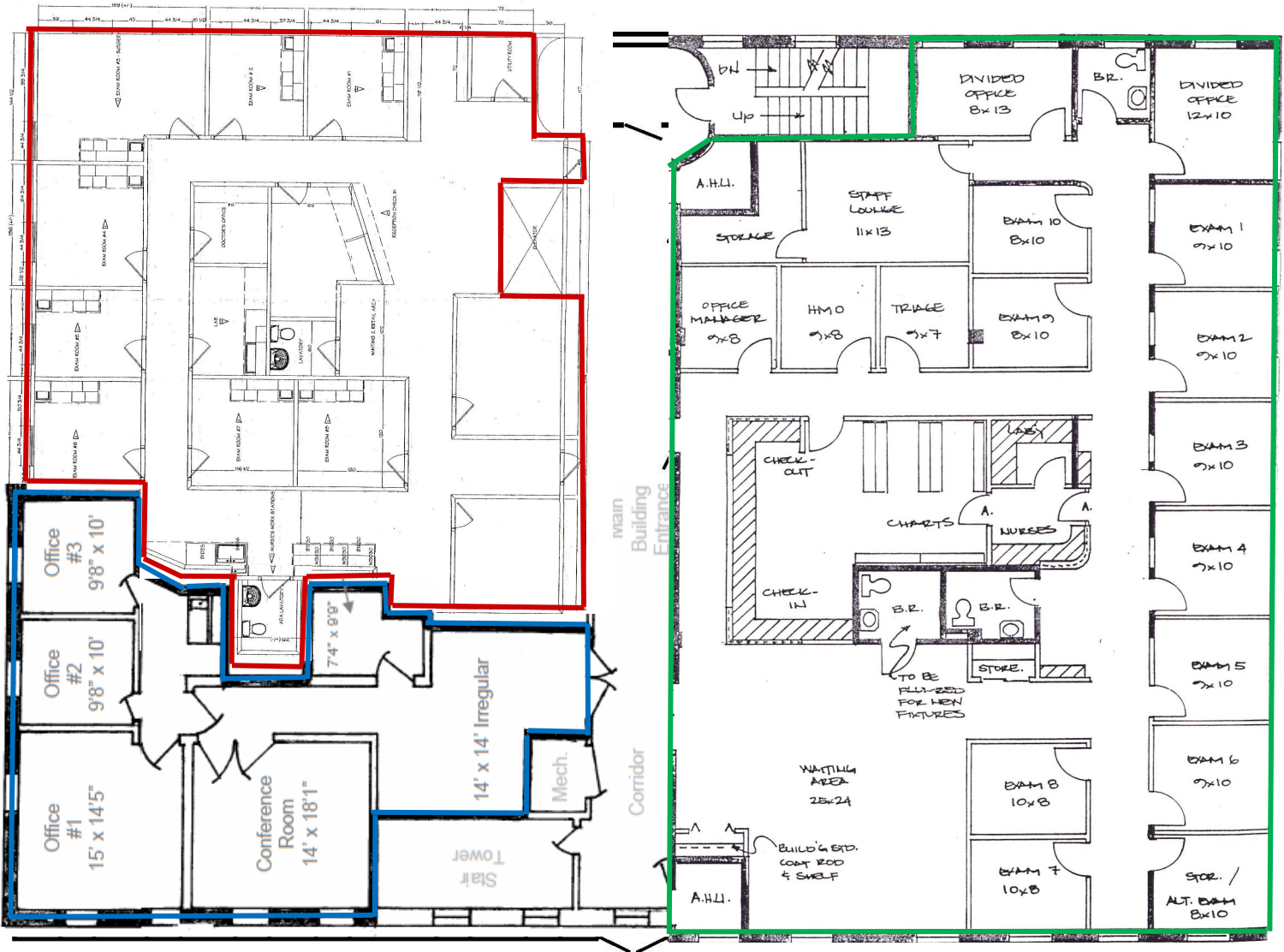
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Second Floor Plan

Suite 200 - 3,068 SF Rentable - PA Dermatology

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

Suite 204 - 1,416 SF Rentable - Precision Hear-



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Third Floor Plan

Suite 301 - 2,818 SF Rentable

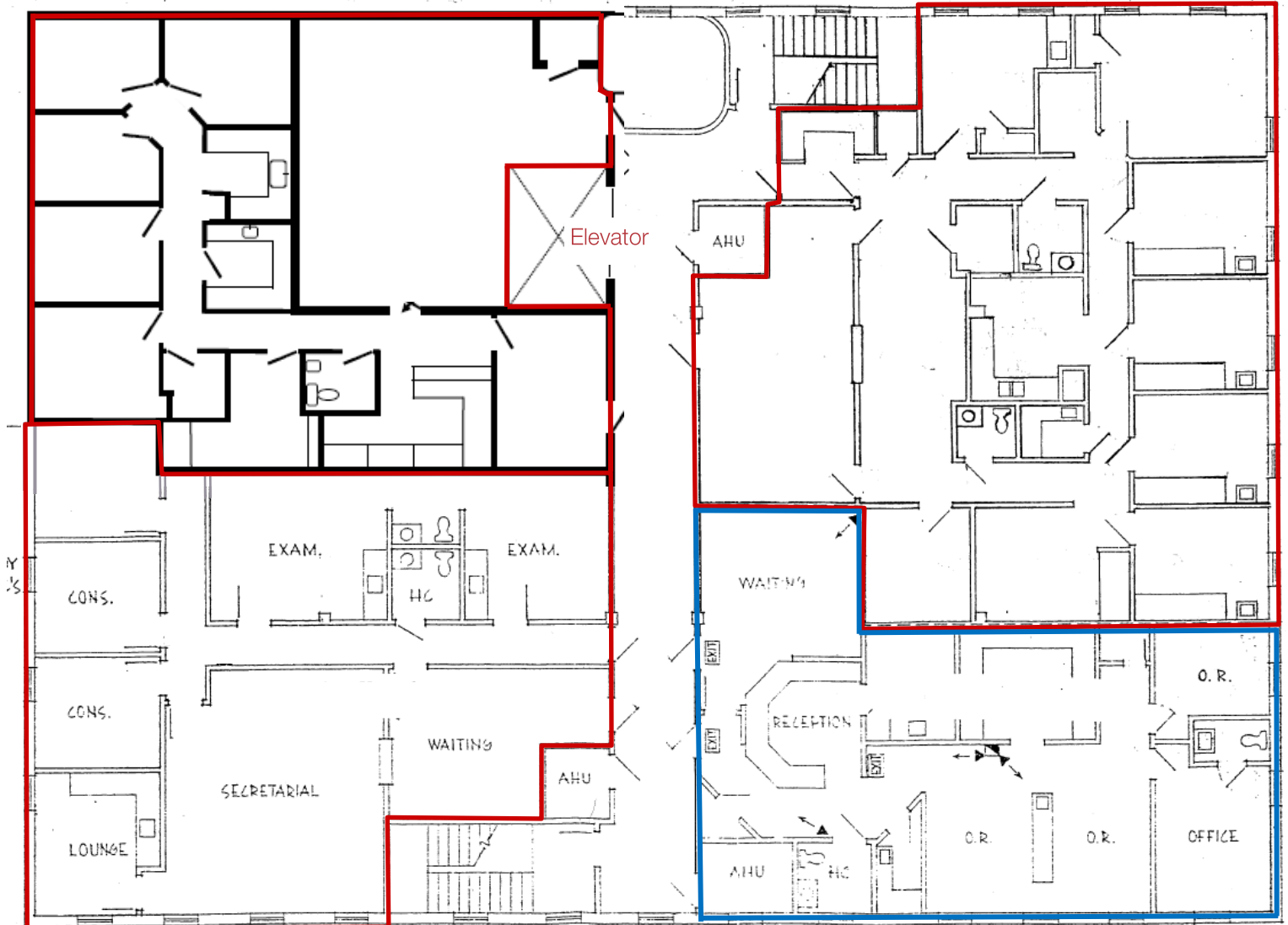
Suite 302 - 1,690 SF Rentable - Palacios
Dentistry

Suite 303 - 2,283 SF Rentable

Suite 304 -

Suite 304 Available

Suite 301 Available



Suite 303 Available

**Palacios Dentistry
Suite 302**



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Photos



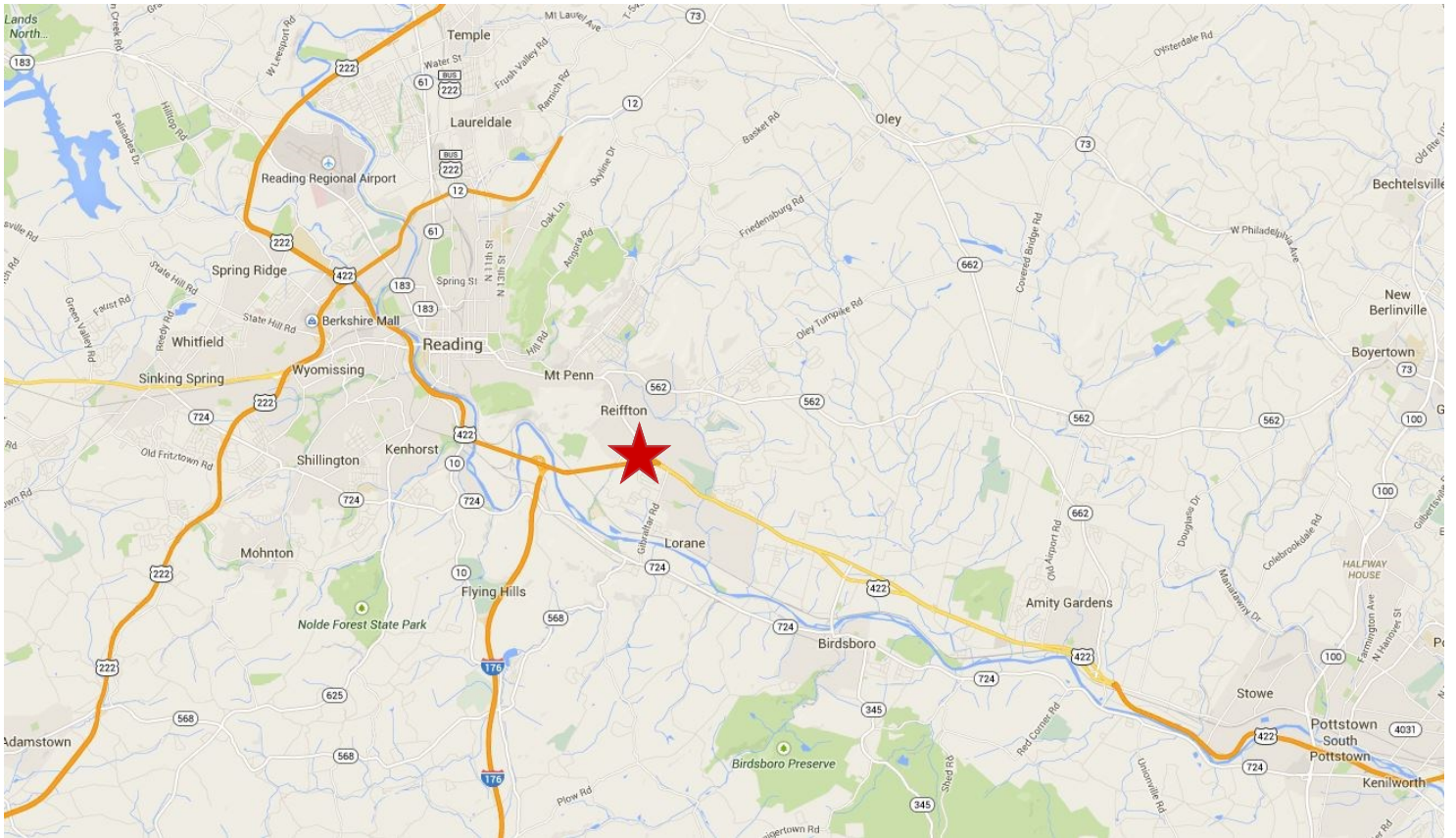
Desirable Street Frontage with Signage



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Location



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