

For Lease
555 Van Reed Road
Wyomissing, PA 19610



555 Van Reed Road
Wyomissing, PA 19610
Berks County

For more information, contact
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Property Features

- Located in the Heart of Desirable Wyomissing!
- 6,294 SF Suite Available
- High-End Fit-Out, Finishes
- 13 Private Offices and Large Conference Rooms
- 2-Acre Campus
- 4.76 / 1,000 Parking Ratio!



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FACT SHEET

GENERAL DATA													
Address:	The Campus is made up of two buildings, 555 and 575 Van Reed Road, Wyomissing, PA 19610. At this point the space availability is in 555 Van Reed Road.												
Property Type:	Professional Office												
Building Description:	Two 2-Story Office Buildings situated on a large lot in the heart of desirable Wyomissing Borough. Steel and masonry construction with a Dryvit (synthetic stucco) exterior, and fixed pane glass. The site is landscaped and offers a gazebo and sitting area for office occupants to enjoy. The site is at the corner of N. Wyomissing Blvd. and Van Reed with superb access to highways, banks, restaurants and coffee shops as well as service industries. Major Health Care Facilities are nearby.												
Lot Size:	2.0 Acres between two parcels												
Building Size:	20,771 SF Total; 555 Van Reed is 12,711 SF and 575 Van Reed is 8,060 SF												
Zoning:	I1 - Office / Research Park District												
Parcel Number:	4397-20-82-4109 and 4397-20-82-1046												
Year Built:	1988 - 555 Van Reed Road 1992 - 575 Van Reed Road												
Parking:	101 Surface Spaces provided w/ Light Standards in place. 4.76 / 1000 ratio												
Misc.:	Gazebo and comfy benches provided in the park like area on the opposite side of parking lot.												
Electric:	Service by First Energy / Met-Ed												
Water & Sewer:	Public												
Telecom:	Fiber Optic hub provides super high speed bandwidth!												
Real Estate Taxes:	\$62,656 (2023) or \$3.02 per SF at 20,711 SF Total Rentable												
CAM & Taxes:	<table border="0"> <thead> <tr> <th>2023 Budget</th> <th>Annually</th> <th>Per SF</th> </tr> </thead> <tbody> <tr> <td>Total CAM:</td> <td>\$ 66,506.00</td> <td>\$ 3.15</td> </tr> <tr> <td>Real Estate Taxes (flat rate)</td> <td>\$ 62,656.00</td> <td>\$ 3.02</td> </tr> <tr> <td>Total CAM & Taxes:</td> <td>\$ 128,162.00</td> <td>\$ 6.17</td> </tr> </tbody> </table>	2023 Budget	Annually	Per SF	Total CAM:	\$ 66,506.00	\$ 3.15	Real Estate Taxes (flat rate)	\$ 62,656.00	\$ 3.02	Total CAM & Taxes:	\$ 128,162.00	\$ 6.17
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DATA SHEET

SUITE DATA	MAIN LEVEL
Availability:	6,294 SF
Suite Description:	<p>13 private offices, 12-person conference room, 6-person conference room, area for 6-work stations, Server room w/ dedicated A/C and a kitchenette. Also a shower, janitor closet w/ utility sink and misc. closets.</p> <p>Upscale finishes which present as new.</p> <p>Pylon Sign Available.</p> <p>Internal stair to Lower Level and Parking Lots</p>
HVAC:	4 Gas fired RTU units and two mini-split systems. Natural gas is directly metered by UGI Energy.
Electric:	Upper floor is sub metered and usage is charged to Tenant monthly.
Bathrooms:	Ladies: 1 Toilet; 1 sink Men's: 1 Toilet; 2 Urinals; 1 sink 1 Separate Shower



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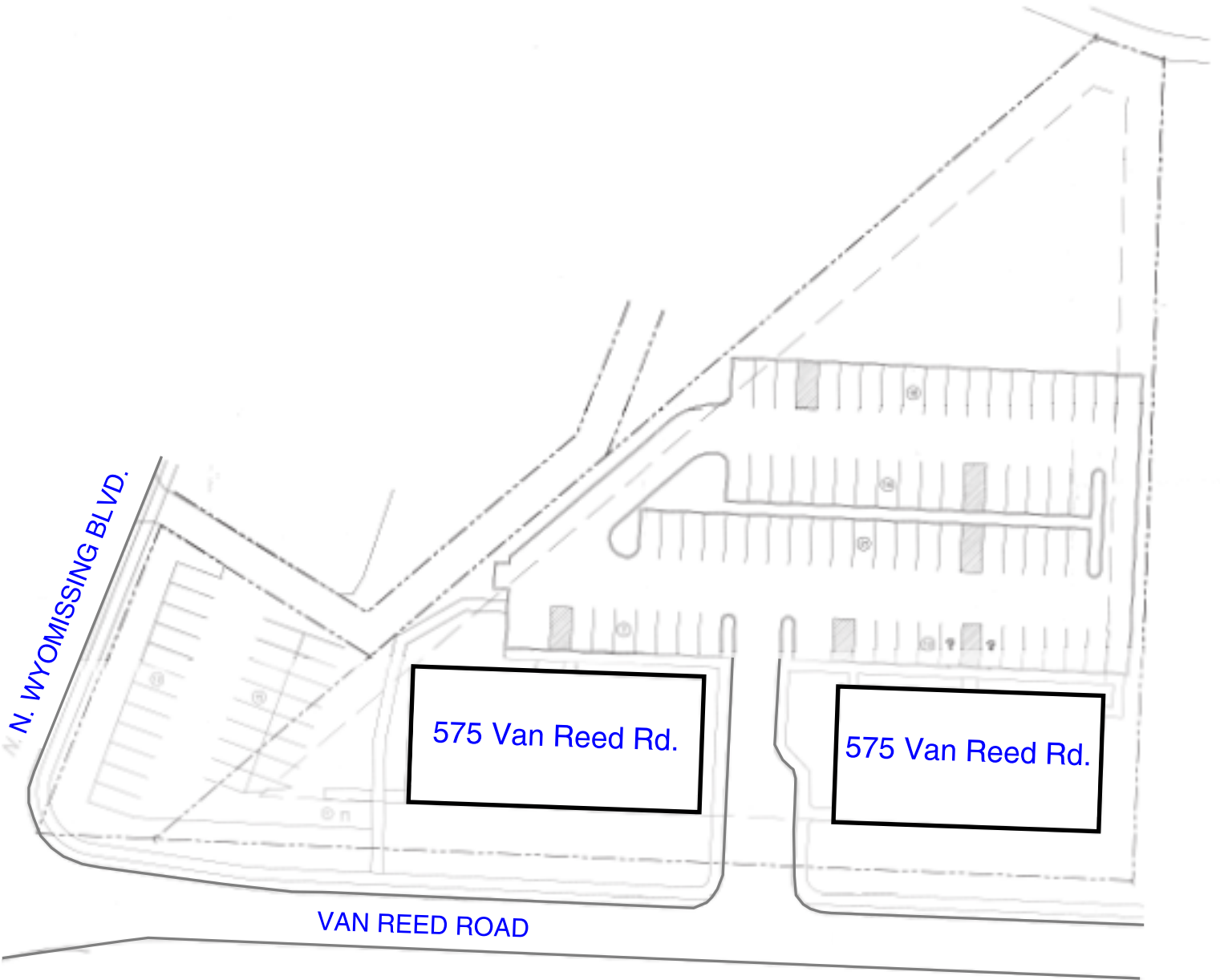
AERIAL

SITE



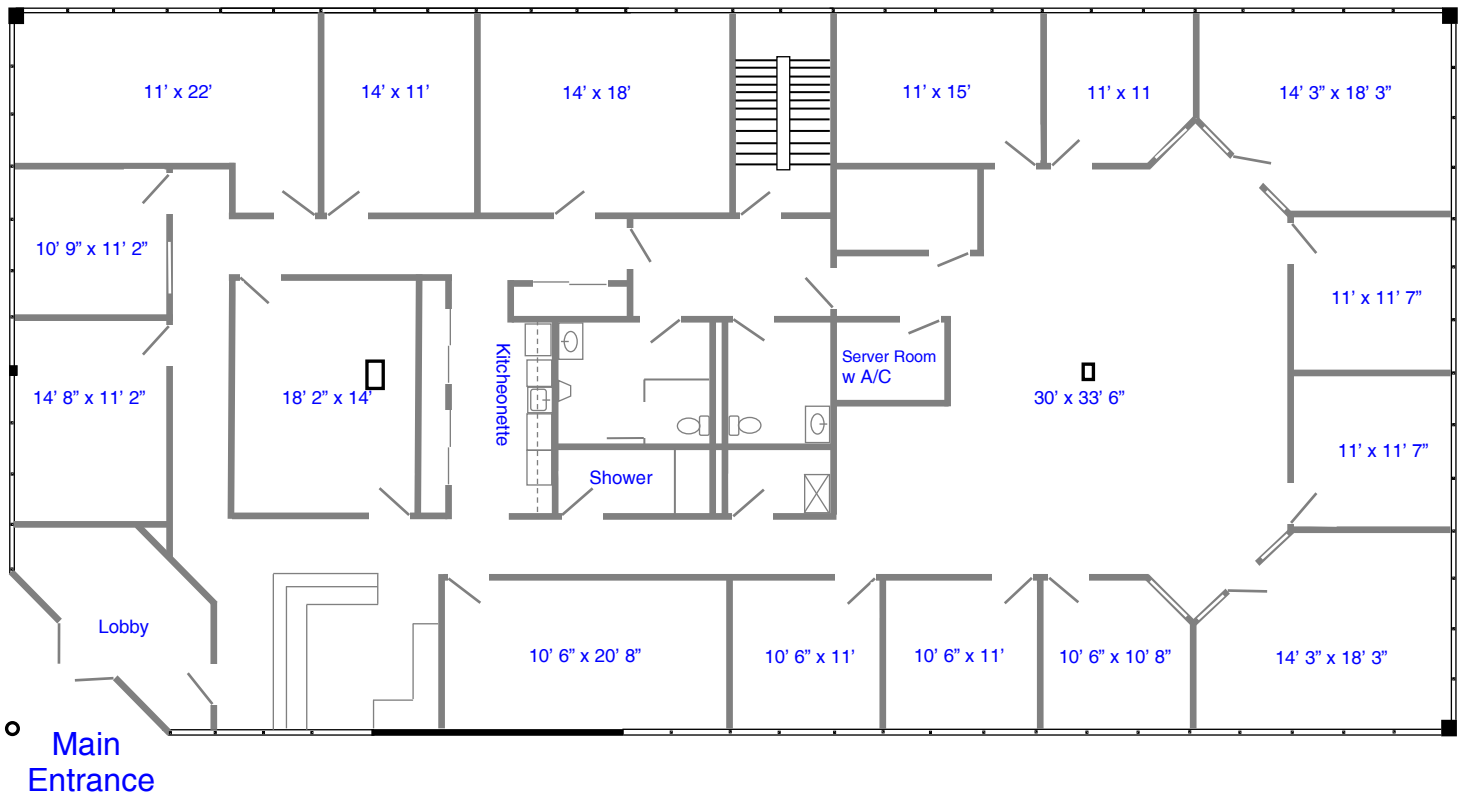
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SITE PLAN



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FLOOR PLAN



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PHOTOS



Huge Parking Field!



Gazebo & Comfortable Seating



Professionally Maintained



Signage / Street Frontage

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PHOTOS



Lobby



Large Conference Room
(12 Guests)



Private Office typ.



Open Areas
Suitable for Work Stations

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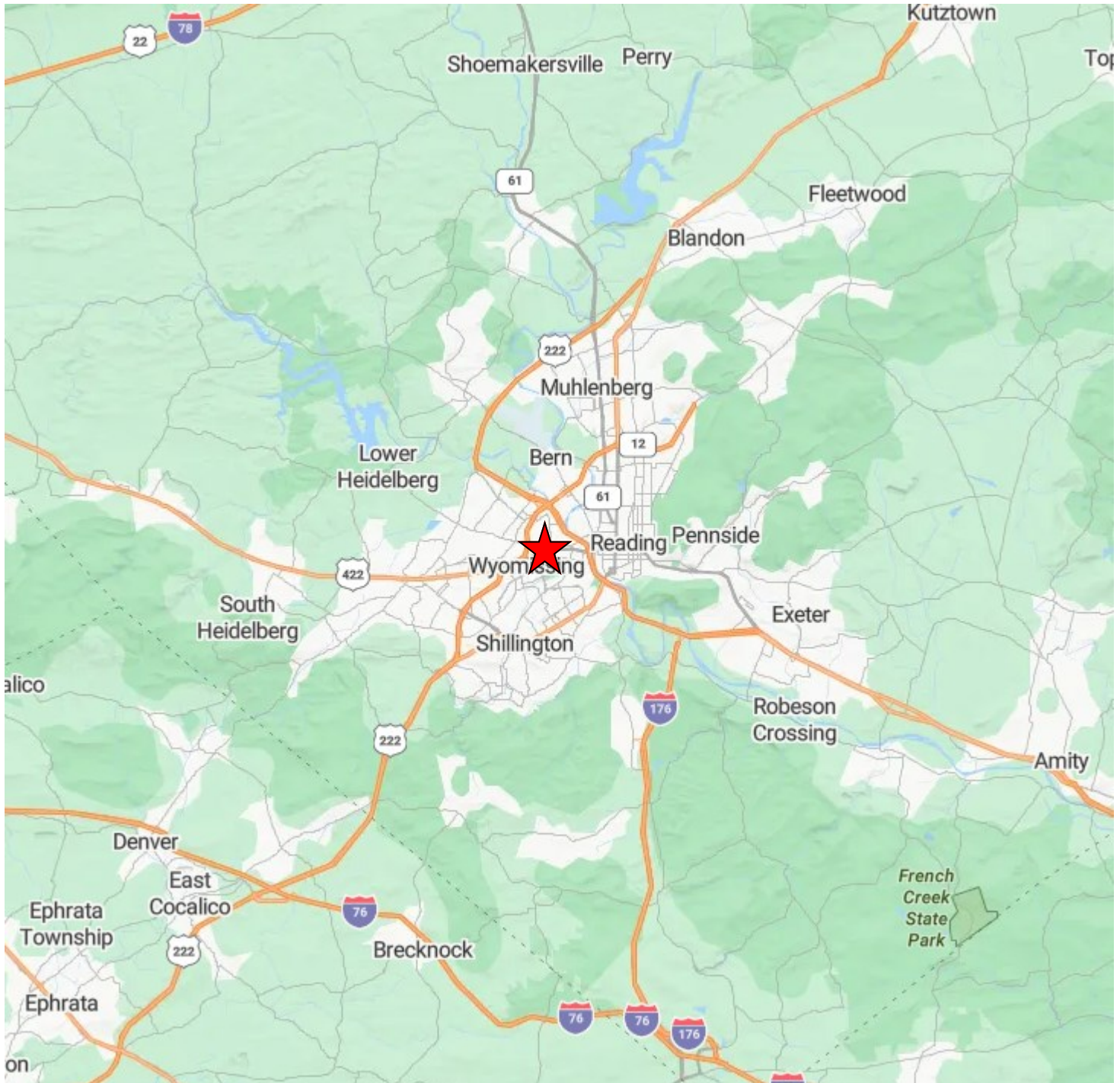
Region

**SUBJECT
LOCATION**



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LOCATION



Contact information

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