

FOR SALE
PROFESSIONAL OFFICE SPACE



JOHN BUCCINNO, SIOR CCIM
610.370.8508
JBUCINNO@NAIKEYSTONE.COM

1 HEARTHSTONE COURT
1 HEARTHSTONE CT., READING, PA 19606
7,406 SQ. FT.

NAI Keystone Commercial
& Industrial, LLC
Commercial Real Estate Services, Worldwide.

875 BERKSHIRE BLVD, STE 102,
WYOMISSING, PA 19610
610.779.1400 | NAIKEYSTONE.COM

ABOUT THE PROPERTY

- HIGH QUALITY PROFESSIONAL OFFICE BUILDING, FORMER BANK HEADQUARTERS, BASED IN READING, BERKS COUNTY PA.
- THE PROPERTY HAS SERVED AS A BRANCH AND COMMERCIAL LENDING FACILITY FOR THE LAST TEN YEARS.
- LOCATED IN AN EASILY ACCESSIBLE AREA JUST OFF THE 422 HWY IN EXETER TOWNSHIP, THE PROPERTY IS PERFECT FOR MEDICAL OR PROFESSIONAL OFFICES.
- IT IS SITUATED AT THE ENTRANCE OF THE HEARTHSTONE COURT PROFESSIONAL AND MEDICAL OFFICE PARK WITH PROMINENT VISIBILITY FROM THE MAIN ROAD.



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SITE FEATURES:

- 7,406 SQ. FT.
FIRST FLOOR 3,924 SF
SECOND FLOOR 3,482 SF
- BUILDING CAN BE EXPANDED UP TO 9,000 SF PER CODE
- BUILT IN 2008
- 1.75 ACRES
- FULLY SPRINKLED
- PROPERTY TAXES \$62,193 (2025)
- NATURAL GAS
- PUBLIC WATER / SEWER
- ELEVATOR
- FULLY ADA COMPLIANT
- METAL STANDING SEAM ROOF
- APPROX. 40 PARKING SPACES WITH OPPORTUNITY TO ADD MORE

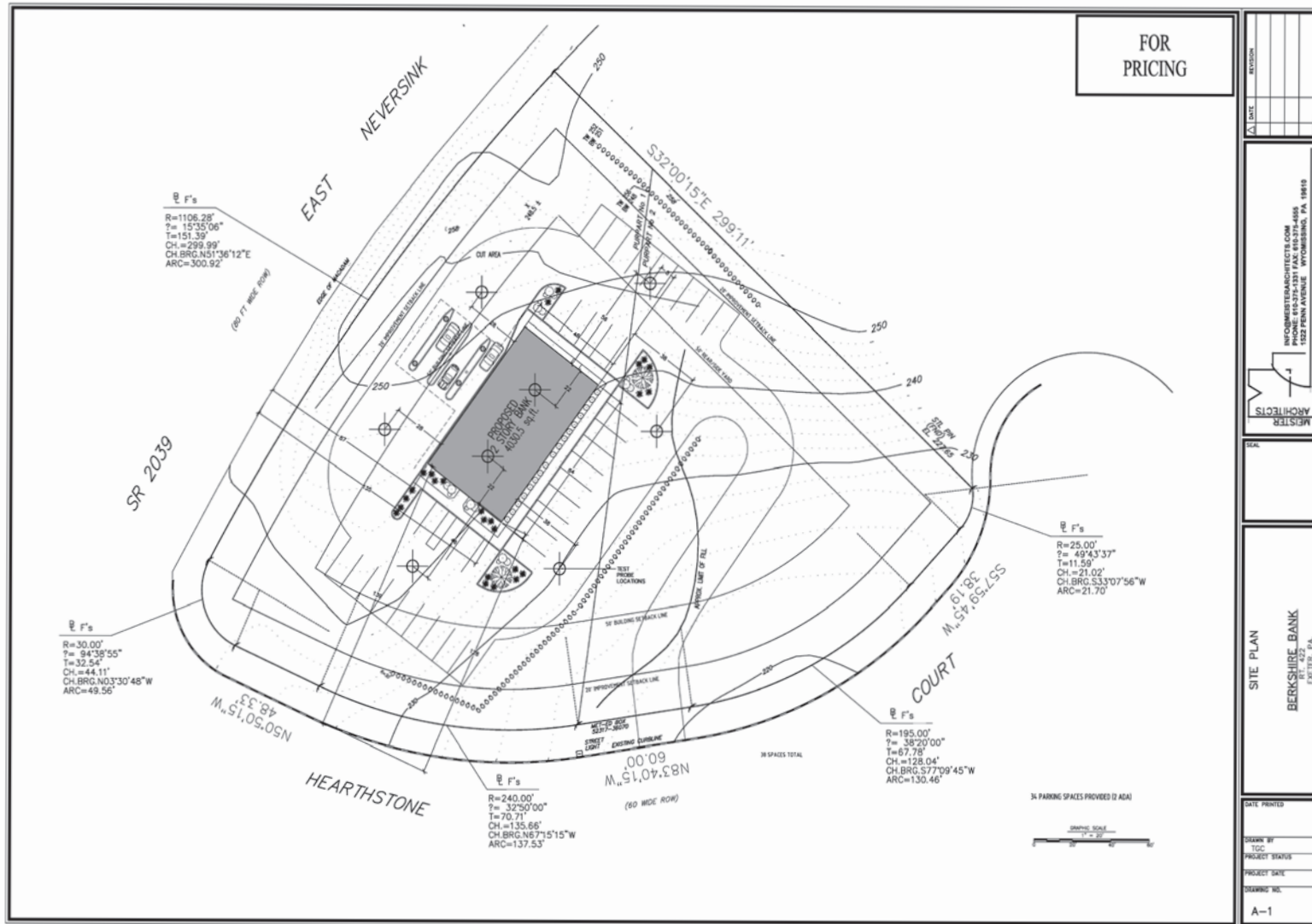
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SITE PLAN

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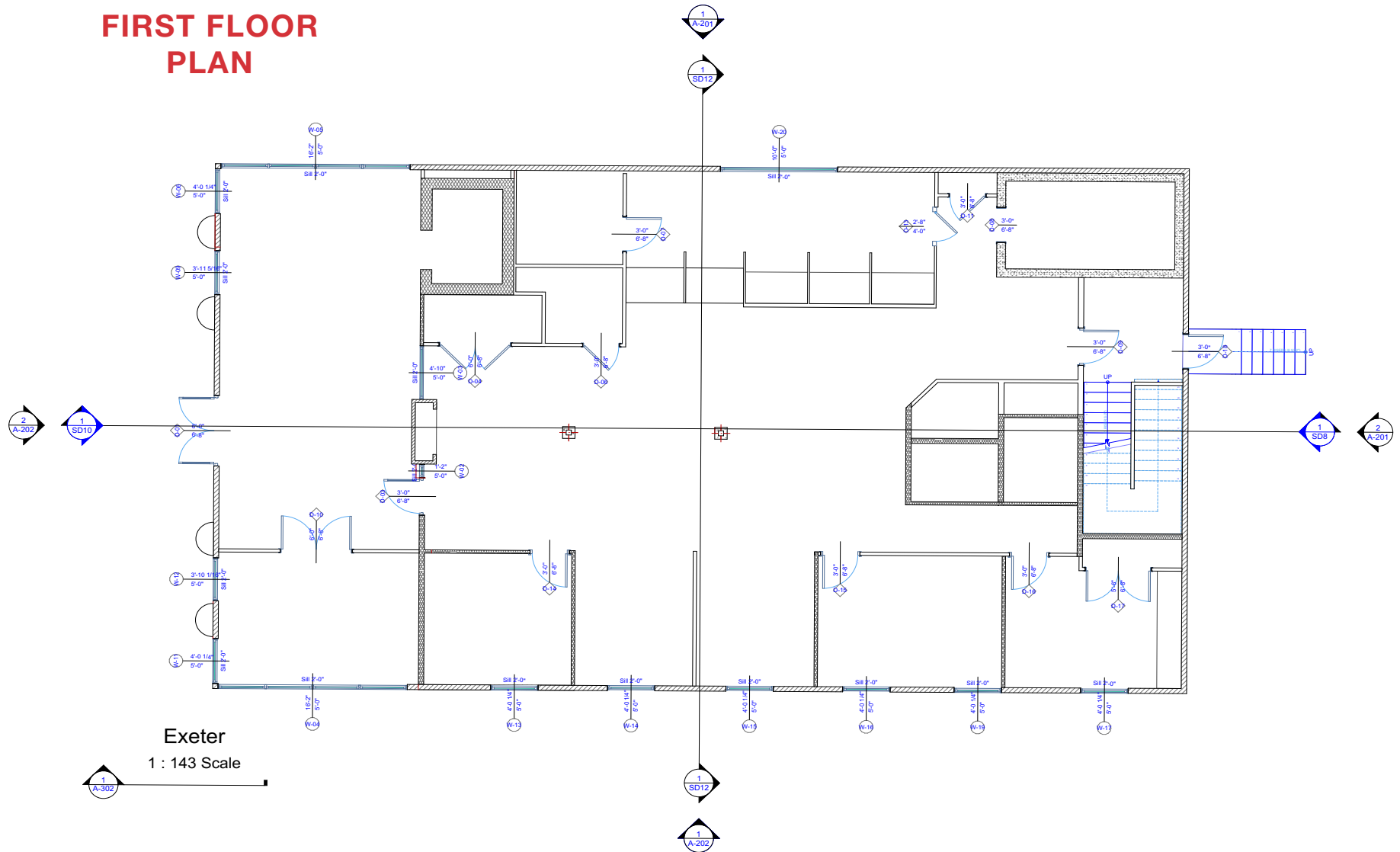
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FIRST FLOOR PLAN



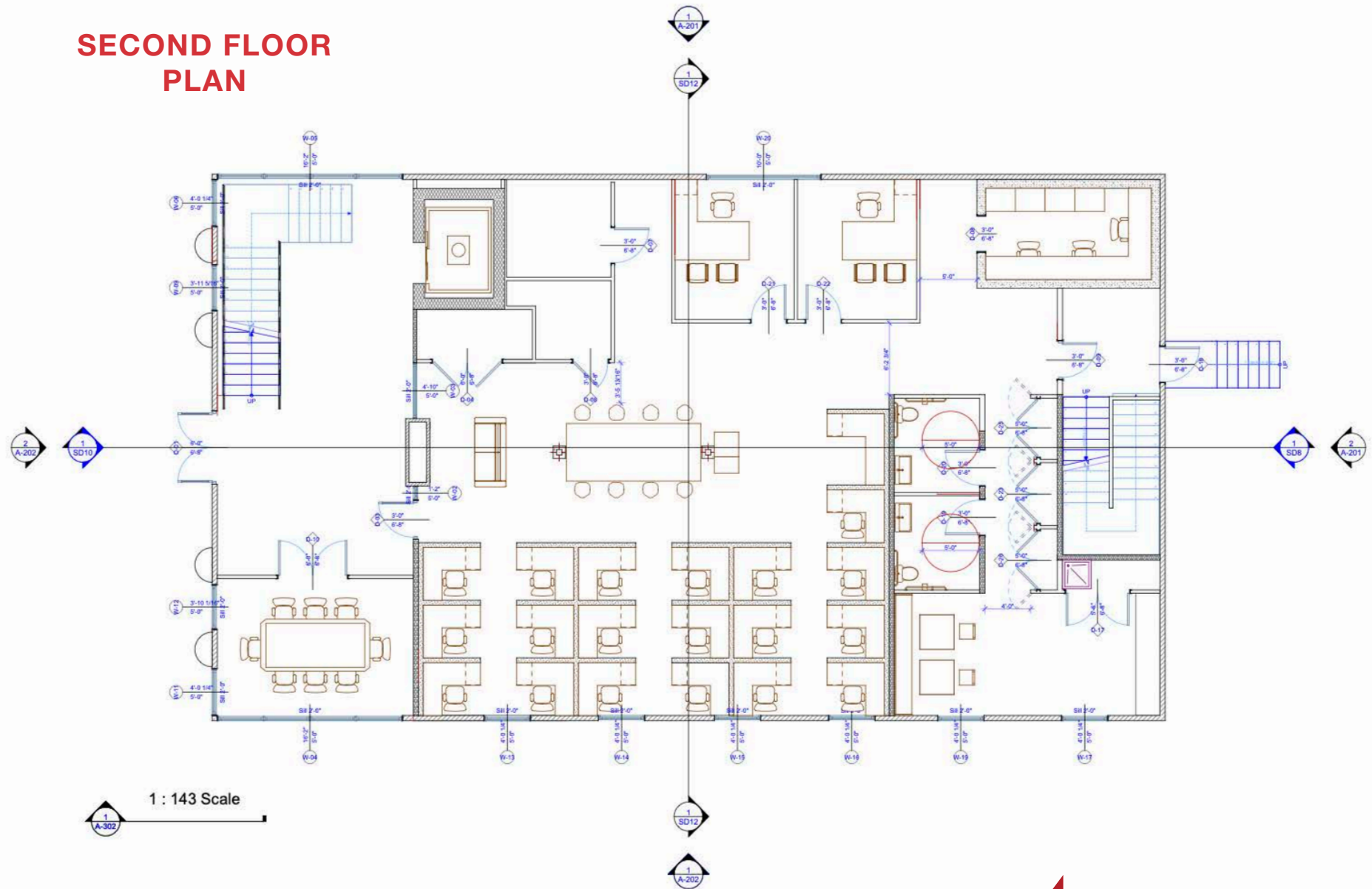
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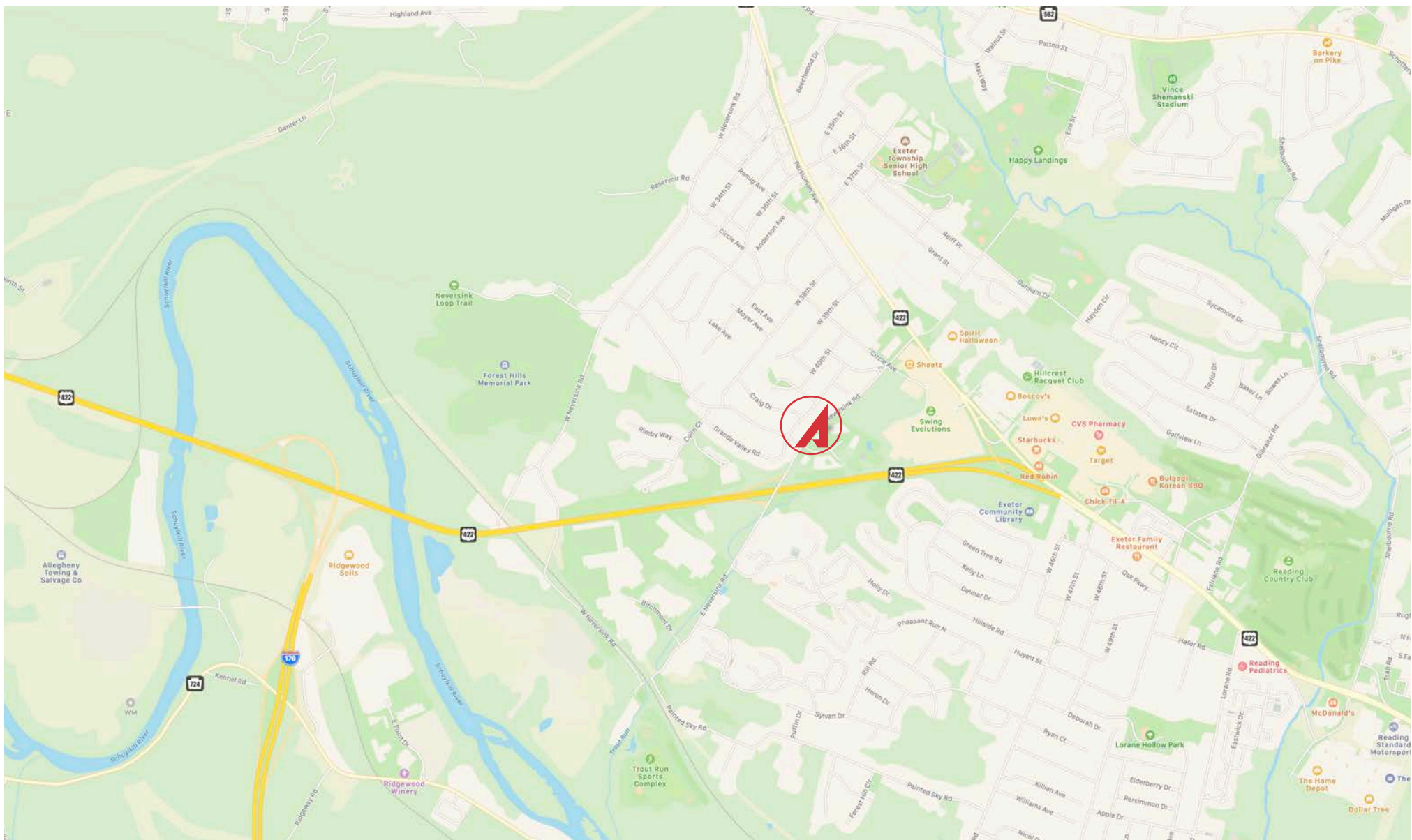
SECOND FLOOR PLAN



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Image Landsat / Copernicus
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