

For Lease

# Office Building

\$16.50 - 18.00 SF/yr



## 45 Commerce Drive

45 Commerce Drive  
Reading, Pennsylvania 19610

### Property Highlights

- 5 Private Offices
- Shared State of the art Boardroom
- Shared Kitchen and Bathrooms
- Convenient access to major highways and public transportation
- Ample parking
- Professional property management
- Modern and professional environment
- Prime commercial location

### Property Description

For Lease 2,500 Sf of Class A office space located in Wyomissing, PA. This premier property offers a prime location with convenient access to major highways and public transportation, streamlining both employee commutes and business operations. With modern, customizable office spaces, state-of-the-art facilities, and flexible lease options.

#### OFFERING SUMMARY

|               |                            |
|---------------|----------------------------|
| Lease Rate    | \$16.50 - 18.00 SF/yr (MG) |
| Available SF  | 2,500 SF                   |
| Lot Size      | 0.12 Acres                 |
| Building Size | 5,148 SF                   |

#### DEMOGRAPHICS

| Stats    | Population | Avg. HH Income |
|----------|------------|----------------|
| 1 Mile   | 7,122      | \$127,828      |
| 5 Miles  | 201,330    | \$86,359       |
| 10 Miles | 314,031    | \$96,427       |

For more information

**Kevin Wolfe**

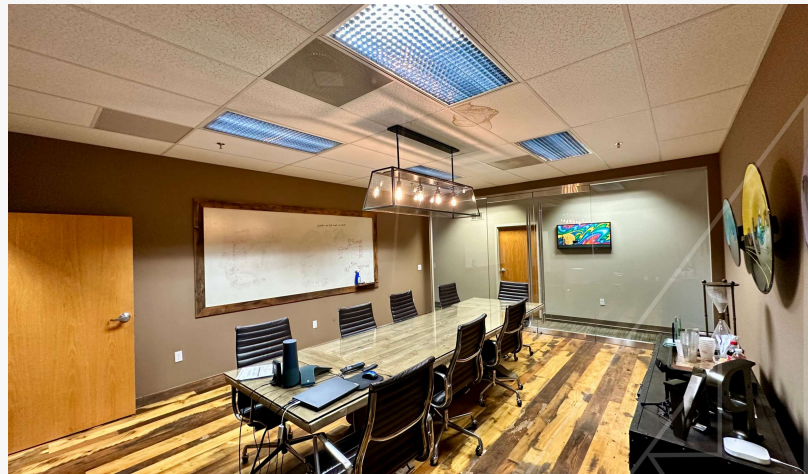
O: 610 370 8523

[kwolfe@naikeystone.com](mailto:kwolfe@naikeystone.com)

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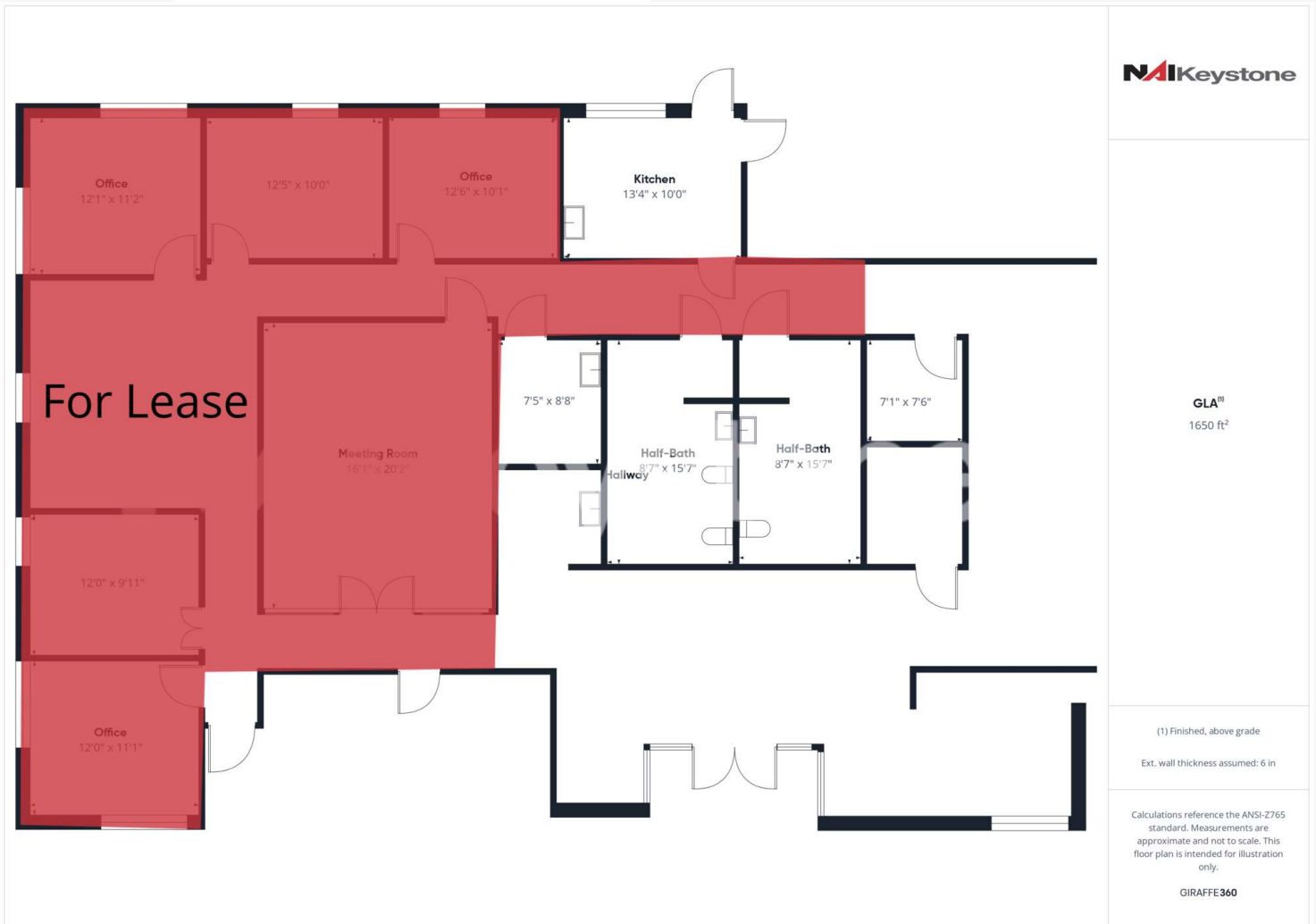
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## LEGEND

Available

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## LEASE INFORMATION

|              |          |             |                         |
|--------------|----------|-------------|-------------------------|
| Lease Type:  | MG       | Lease Term: | 60 months               |
| Total Space: | 2,500 SF | Lease Rate: | \$16.50 - \$18.00 SF/yr |

## AVAILABLE SPACES

| SUITE             | TENANT    | SIZE     | TYPE           | RATE                  | DESCRIPTION   |
|-------------------|-----------|----------|----------------|-----------------------|---|
| 45 Commerce Drive | Available | 2,500 SF | Modified Gross | \$16.50 - 18.00 SF/yr | 45 Commerce Drive is a Class A 5,128 sf office building located in Wyomissing. With great access to the major transportation arteries in Berks County, this office space offers an attractive space for a tenant seeking several private offices, a common area, a state of the art conference room, kitchen and break area, and updated bathrooms. The building has been modified and update by the owners recently and would be a turn key office space. Reach out to Kevin Wolfe for more details. |

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PROPERTY ADDRESS: 45 Commerce Drive  
Reading, PA 19610

PROPERTY TYPE: Office

APN: 80439713043473

LOT SIZE: 5,227 SF

BUILDING CLASS: A

ZONING: Commercial

PARKING SPACES: 20

YEAR BUILT: 1998

NUMBER OF STORIES: 1

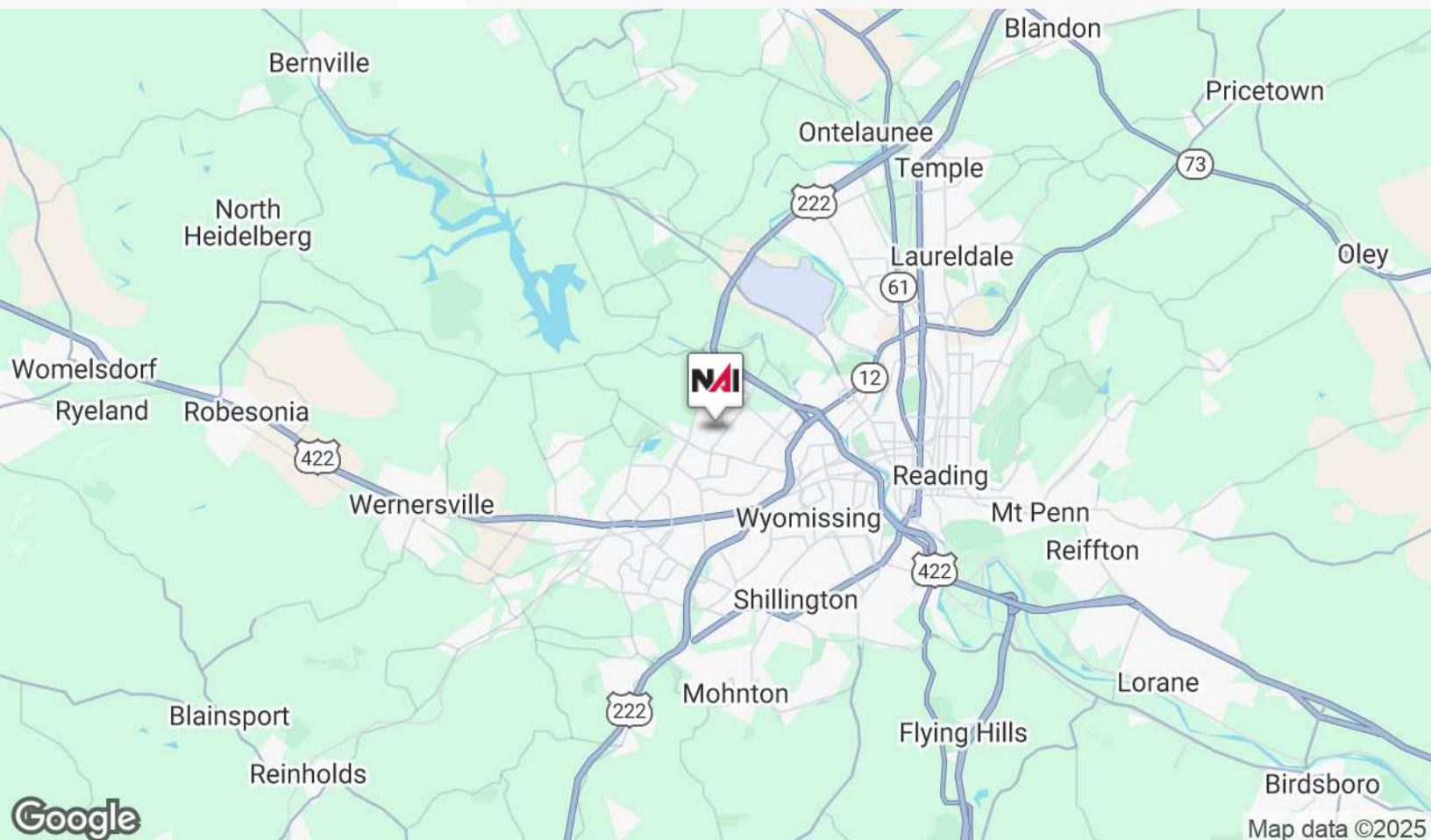
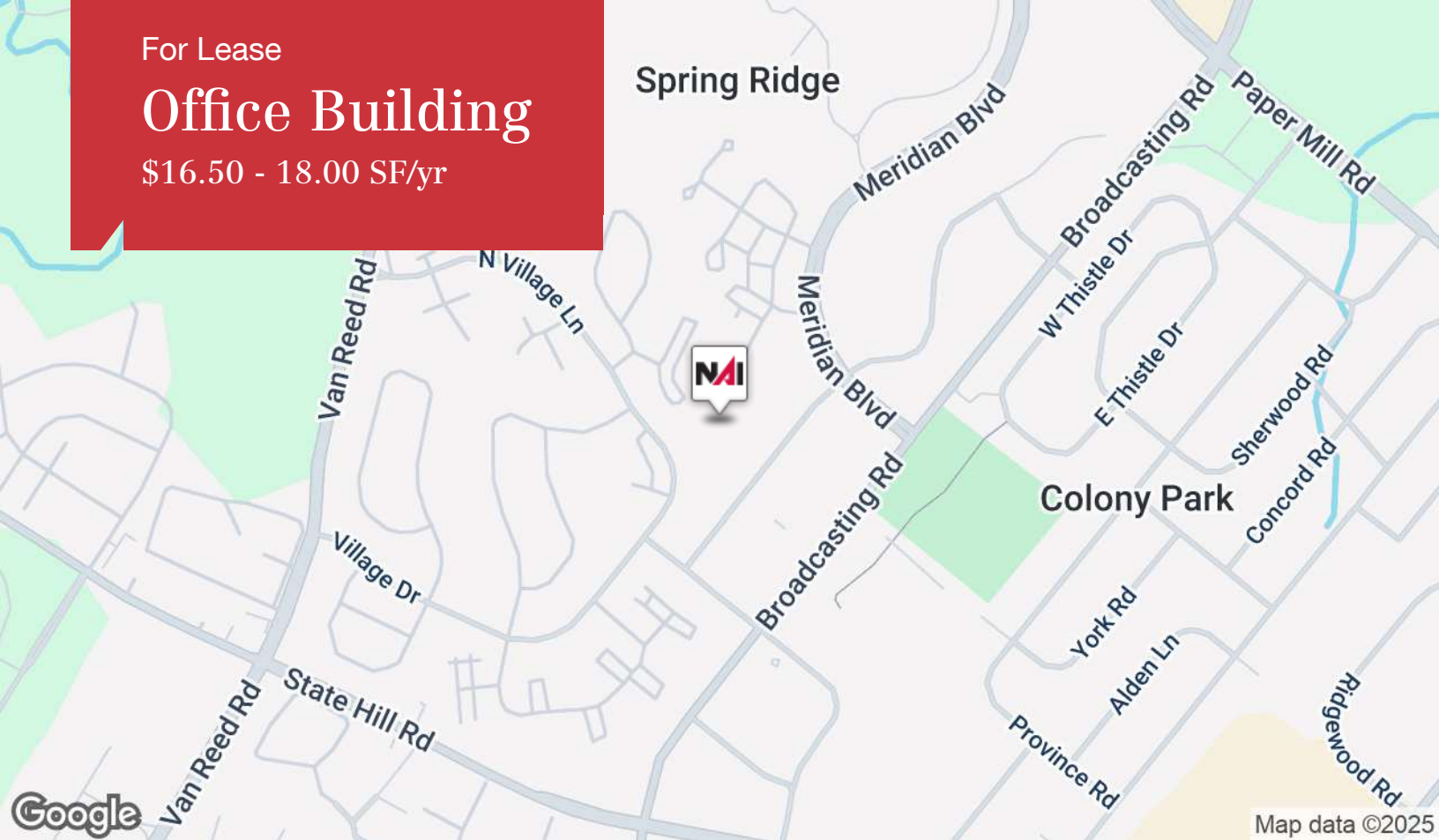
NUMBER OF UNITS: 2



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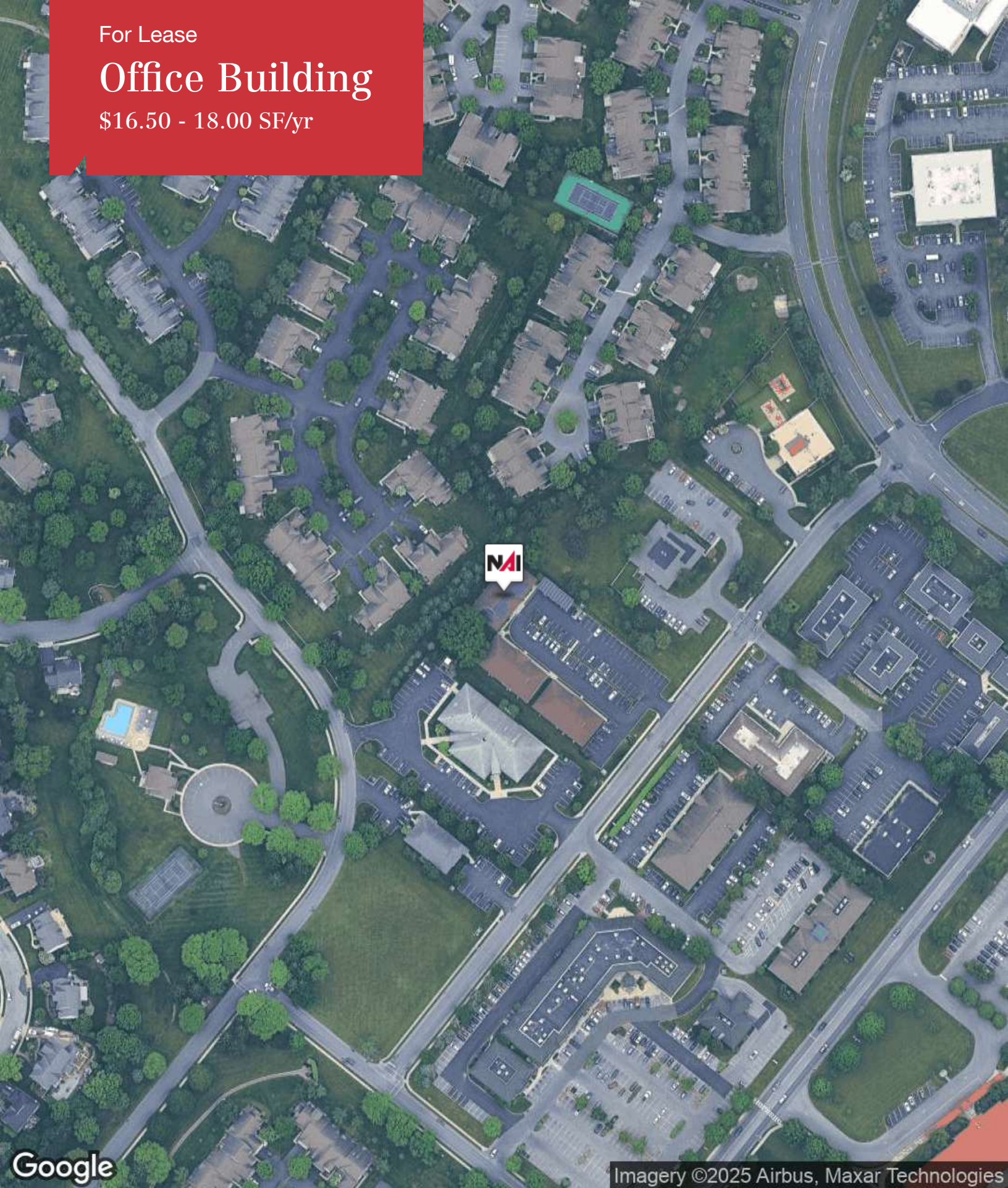
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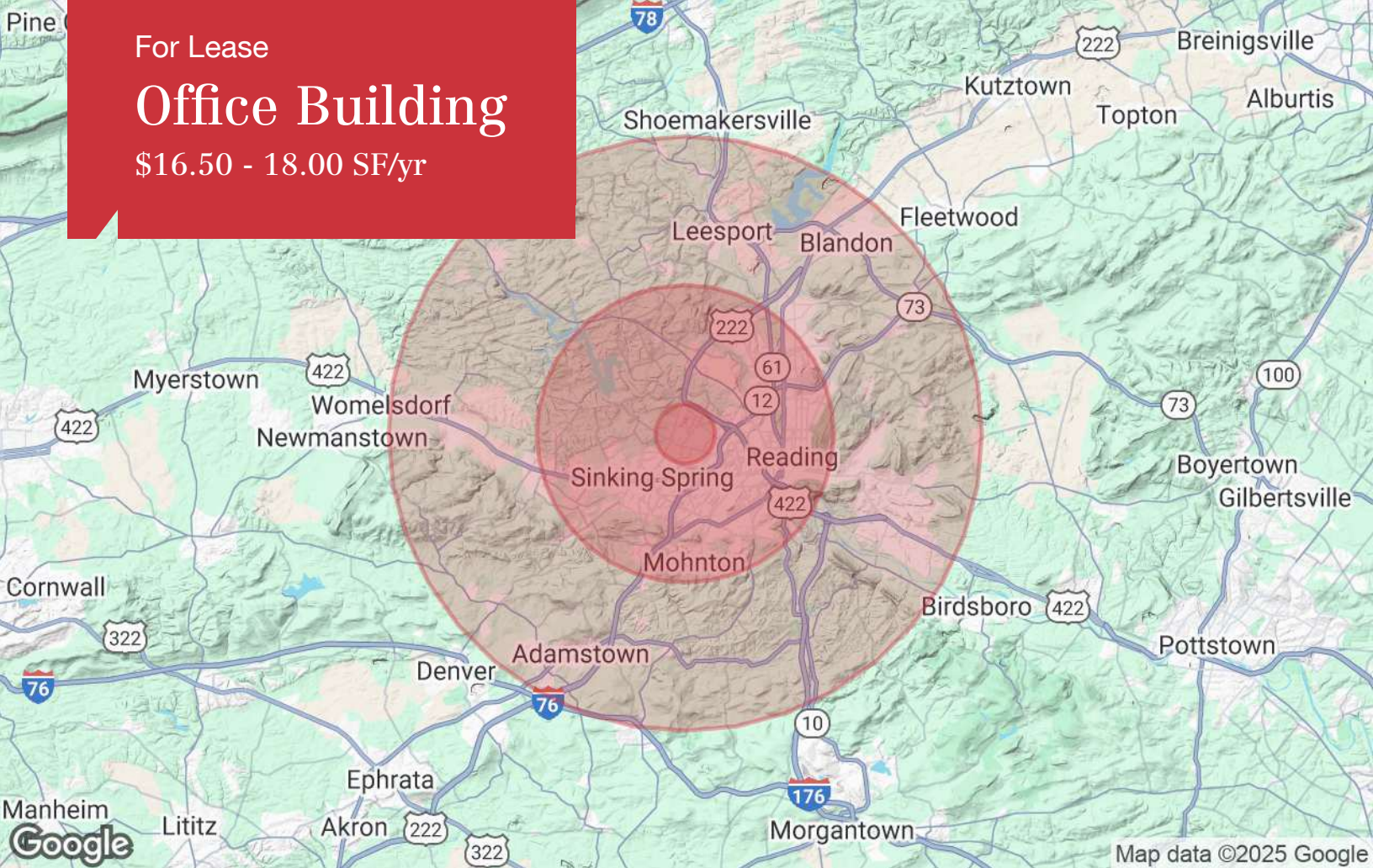
Google

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## Population

|                     | 1 Mile | 5 Miles | 10 Miles |
|---------------------|--------|---------|----------|
| TOTAL POPULATION    | 7,122  | 201,330 | 314,031  |
| MEDIAN AGE          | 47     | 39      | 40       |
| MEDIAN AGE (MALE)   | 45     | 38      | 39       |
| MEDIAN AGE (FEMALE) | 48     | 41      | 41       |

## Households & Income

|                     | 1 Mile    | 5 Miles   | 10 Miles  |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 3,046     | 73,969    | 116,889   |
| # OF PERSONS PER HH | 2.3       | 2.7       | 2.7       |
| AVERAGE HH INCOME   | \$127,828 | \$86,359  | \$96,427  |
| AVERAGE HOUSE VALUE | \$362,788 | \$217,575 | \$246,711 |

## Race

|            | 1 Mile | 5 Miles | 10 Miles |
|------------|--------|---------|----------|
| % WHITE    | 83.6%  | 59.0%   | 70.1%    |
| % BLACK    | 4.2%   | 9.9%    | 7.7%     |
| % ASIAN    | 6.7%   | 2.2%    | 1.9%     |
| % HAWAIIAN | 0.0%   | 0.1%    | 0.1%     |
| % INDIAN   | 0.6%   | 1.2%    | 0.8%     |
| % OTHER    | 4.9%   | 27.7%   | 19.5%    |

## Ethnicity

|            | 1 Mile | 5 Miles | 10 Miles |
|------------|--------|---------|----------|
| % HISPANIC | 12.1%  | 45.1%   | 33.5%    |

\* Demographic data derived from 2020 ACS - US Census