

A photograph of a modern office building with a brick facade and a solar panel array on the roof. The building has large windows and a central entrance with a glass door. Landscaping with pink flowers is in front of the building.

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

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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 updated by the owners recently and would be a turn key office space. Reach out to Kevin Wolfe for more details. |

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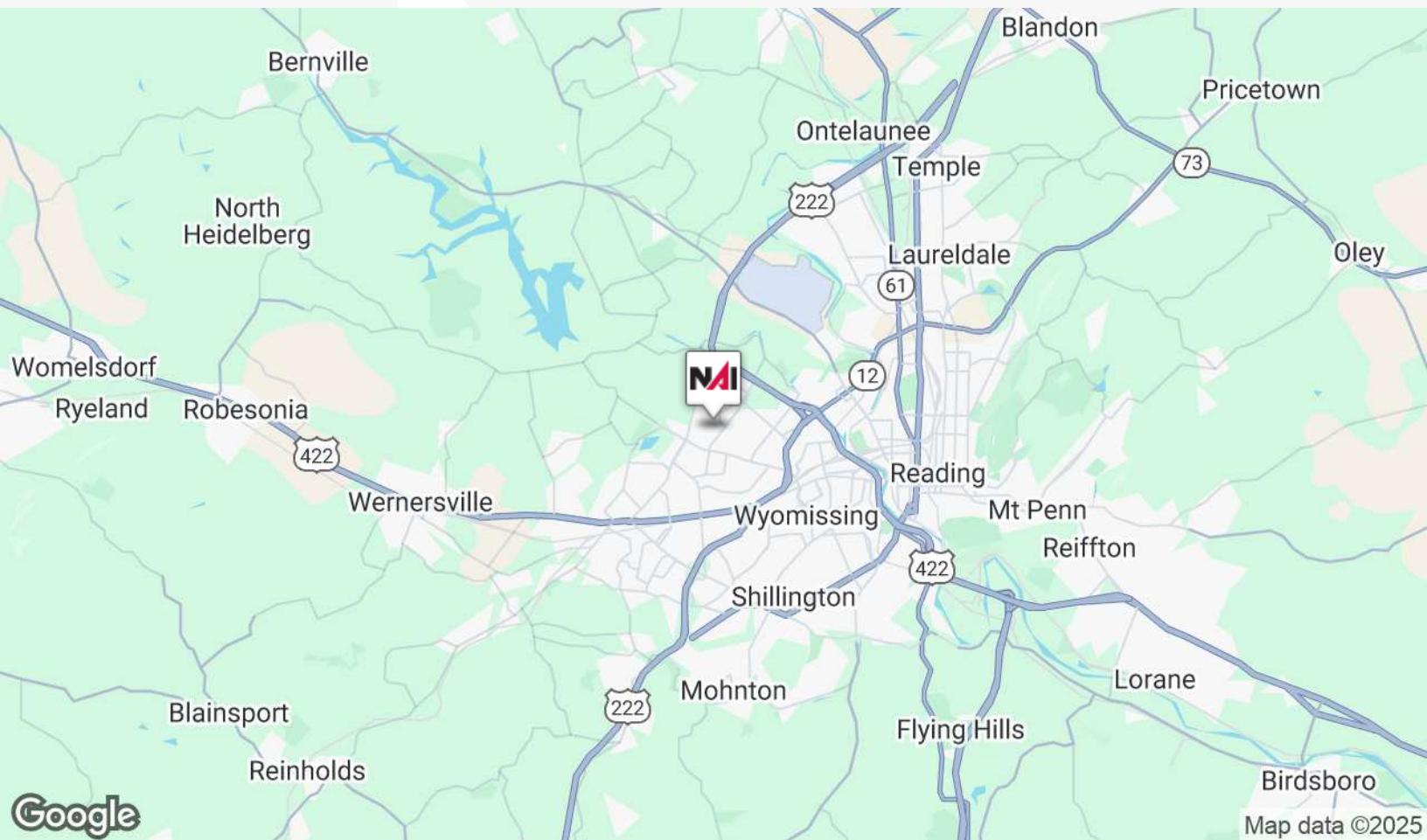
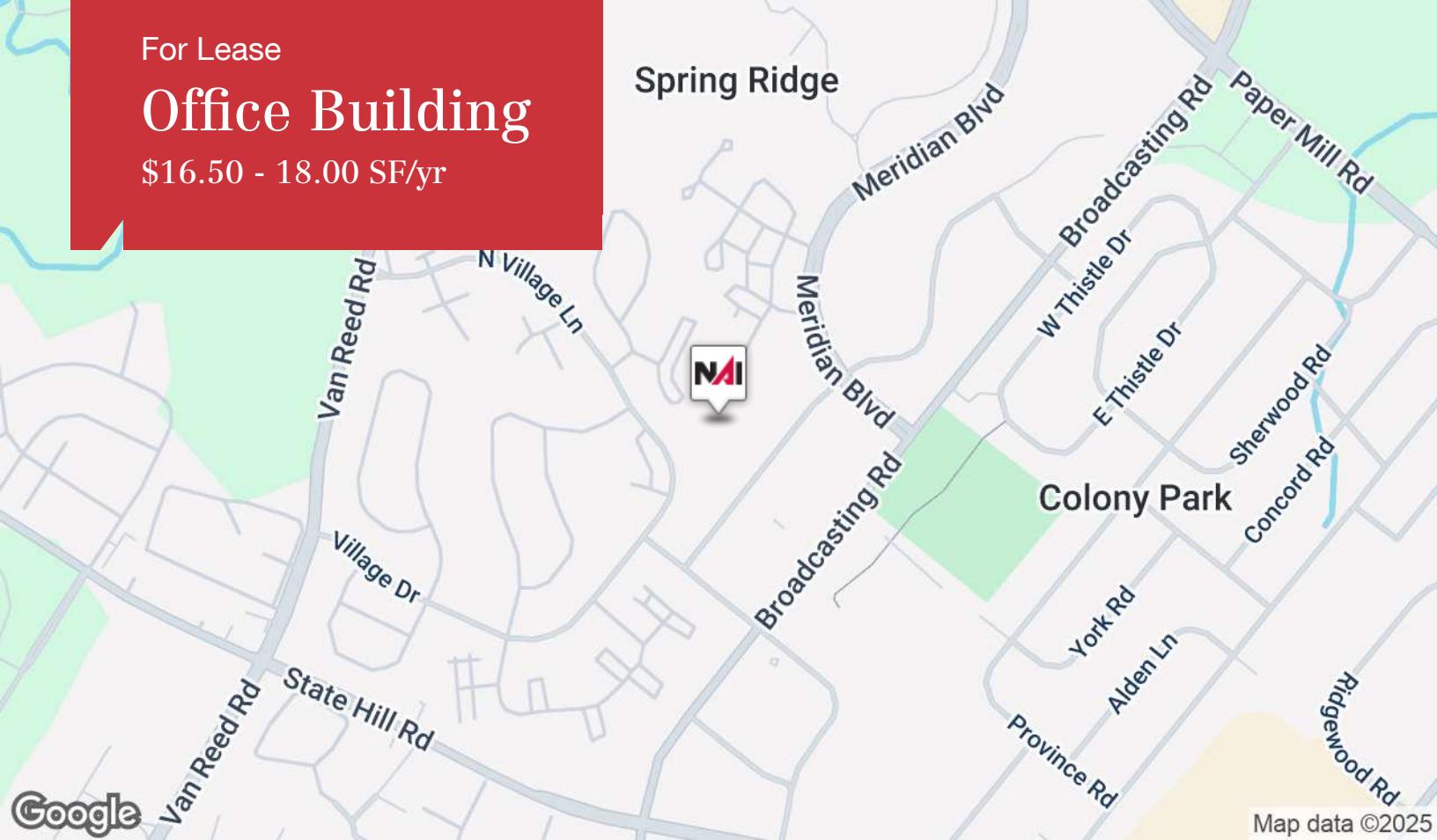
| | |
|--------------------|--|
| PROPERTY ADDRESS: | 45 Commerce Drive Reading, PA 19610 |
| PROPERTY TYPE: | Office |
| APN: | 80439713043473 |
| LOT SIZE: | 5,227 SF |
| BUILDING CLASS: | A |
| ZONING: | Commercial |
| PARKING SPACES: | 20 |
| YEAR BUILT: | 1998 |
| NUMBER OF STORIES: | 1 |
| NUMBER OF UNITS: | 2 |



For Lease

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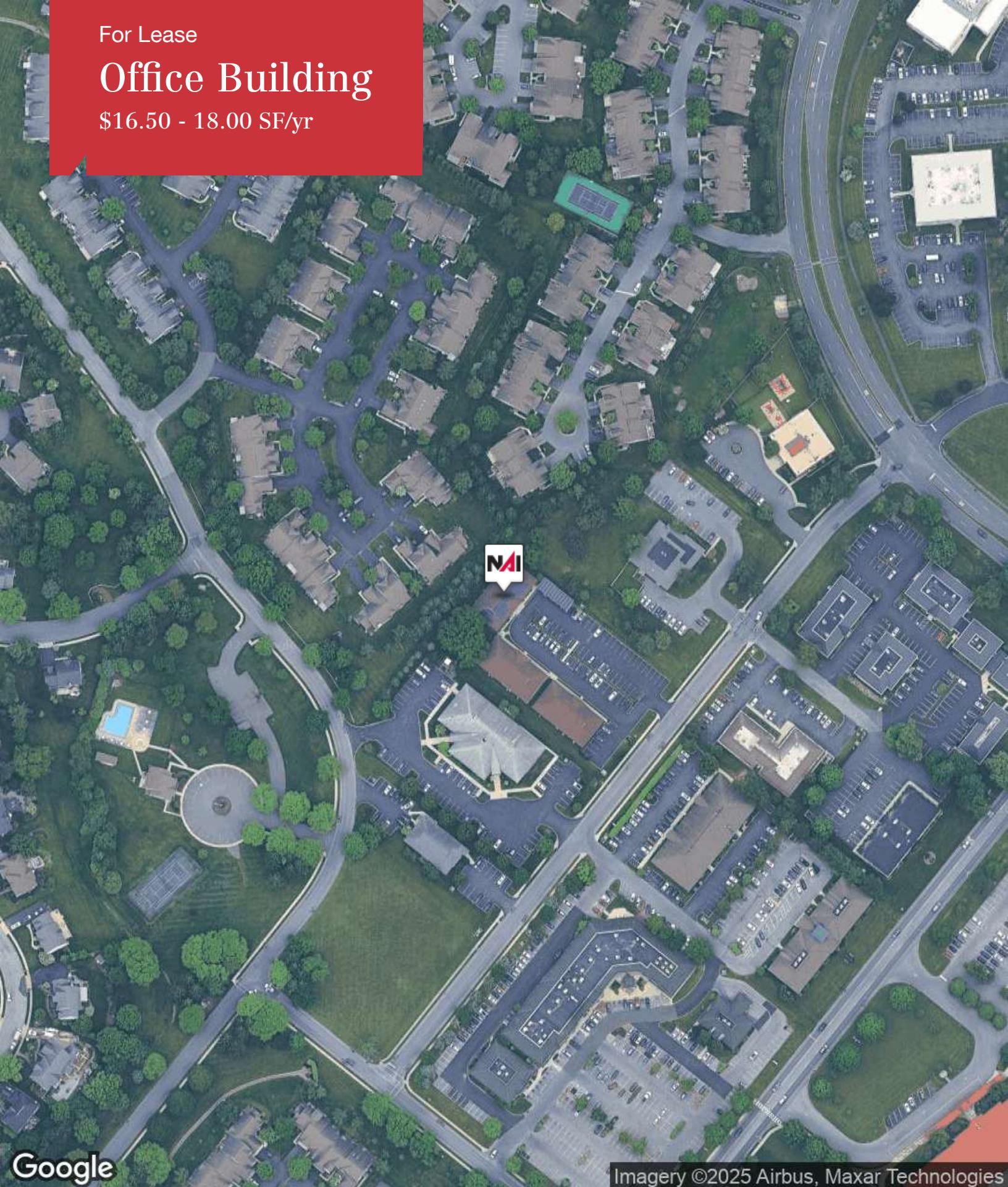
\$16.50 - 18.00 SF/yr



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Google

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NAI Keystone

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

875 Berkshire Boulevard Suite 102

Wyomissing, PA 19610

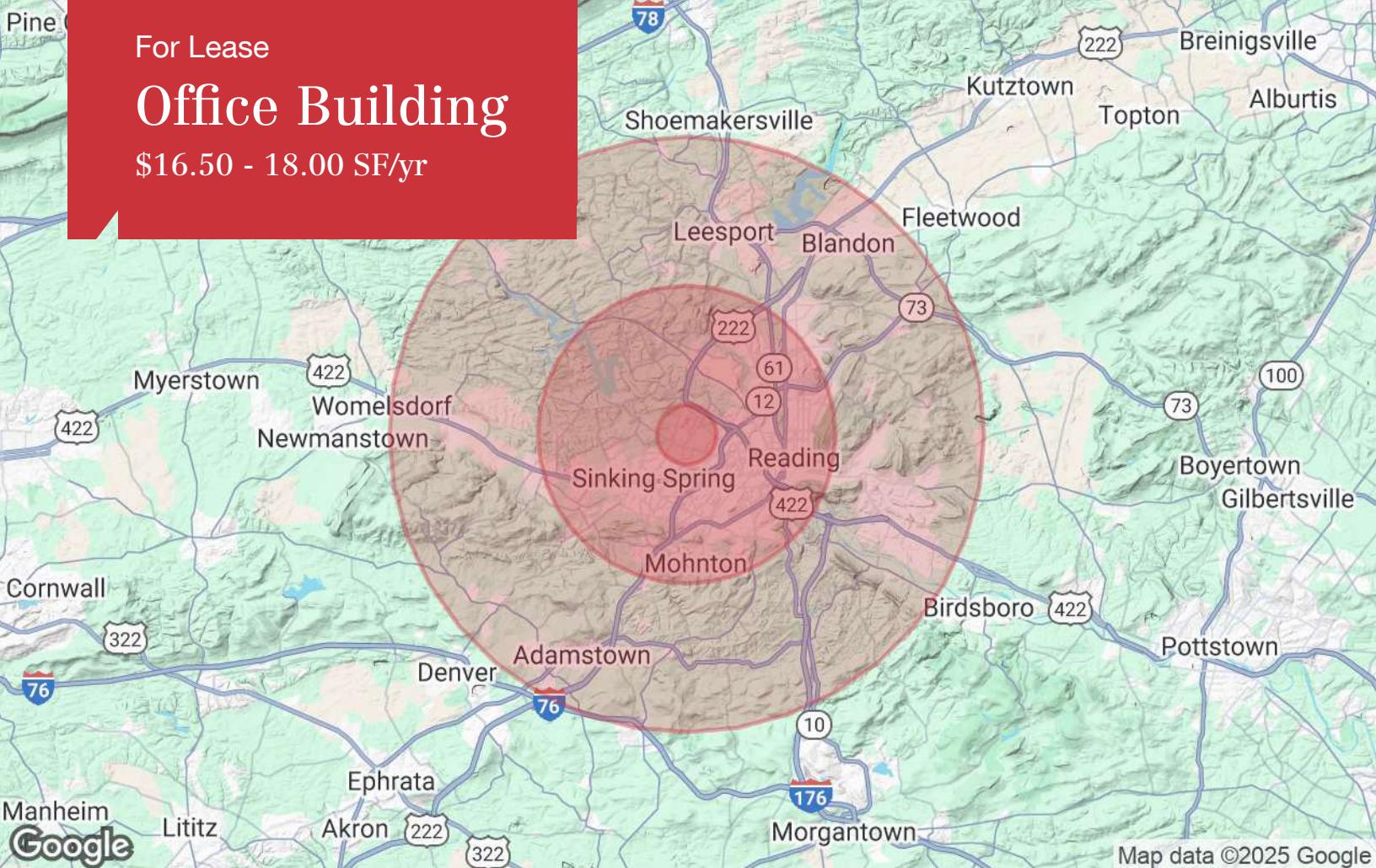
610 779 1400 tel

naikeystone.com

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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