

Allon Professional Building
520 Van Reed Rd
Wyomissing, Pa 19610

Offering Package



NAI Keystone Commercial
& Industrial, LLC

Commercial Real Estate Services, Worldwide.

3970 Perkiomen Ave, Suite 200

Reading, PA 19606

www.NAIKeystone.com

Bryan Cole

610.370.8502

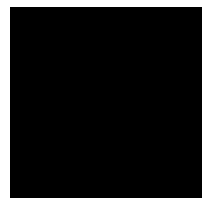
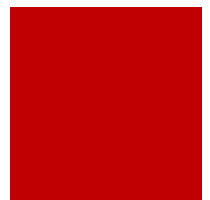
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John Buccinno

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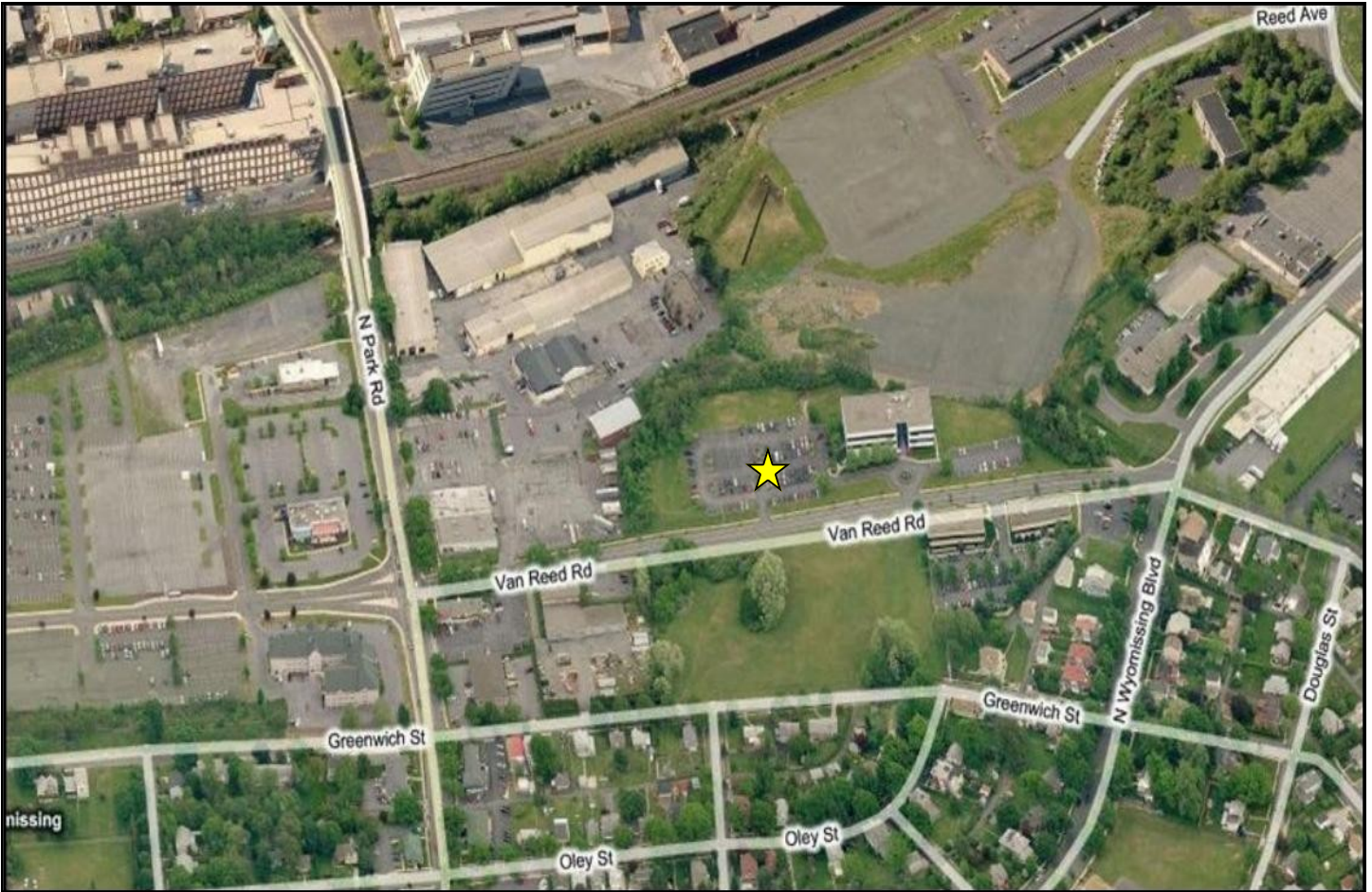
JBuccinno@NAIKeystone.com





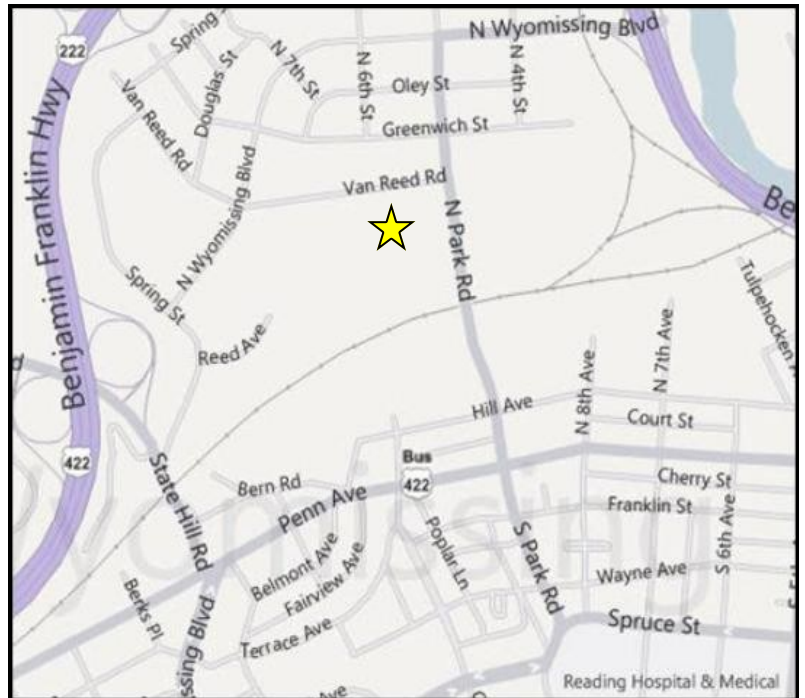
Highlights

- Three Stores, 40,000 SF
- Suites can be Adjusted to meet your needs
- Fully ADA Compliant
- Located Minutes from the Reading Hospital
- Conveniently Located Along BARTA Routes



Site Highlights

- Ample Parking with Protected Drop off Area
- Structurally Attractive
- Highly Visible Area Right off Van Reed Rd
- Easy Accessibility
- Benjamin Franklin Highway Nearby
- Located in the Heart of Berks Medical Community



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

520 Van Reed Rd



Facility Data	
Building Size	40,000 SF
Year Built	2011
Emergency Generator	TBD
Lighting	TBD
Electric:	Met Ed
HVAC	Natural Gas– UGI
Building Amenities	N/A
Sprinkler System	None
ADA Compliant	Fully ADA Compliant
Elevators	TBD

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Site Data	
Lot Size:	4.28 Acres
Topography and Drainage:	Level
Parking:	189 Parking Spaces
Tax ID	96-4397-20-92-2050
Township/City/County	Wyomissing
Water/Sewer	Boro of Wyomissing
Zoning	Commercial (See Appendix)



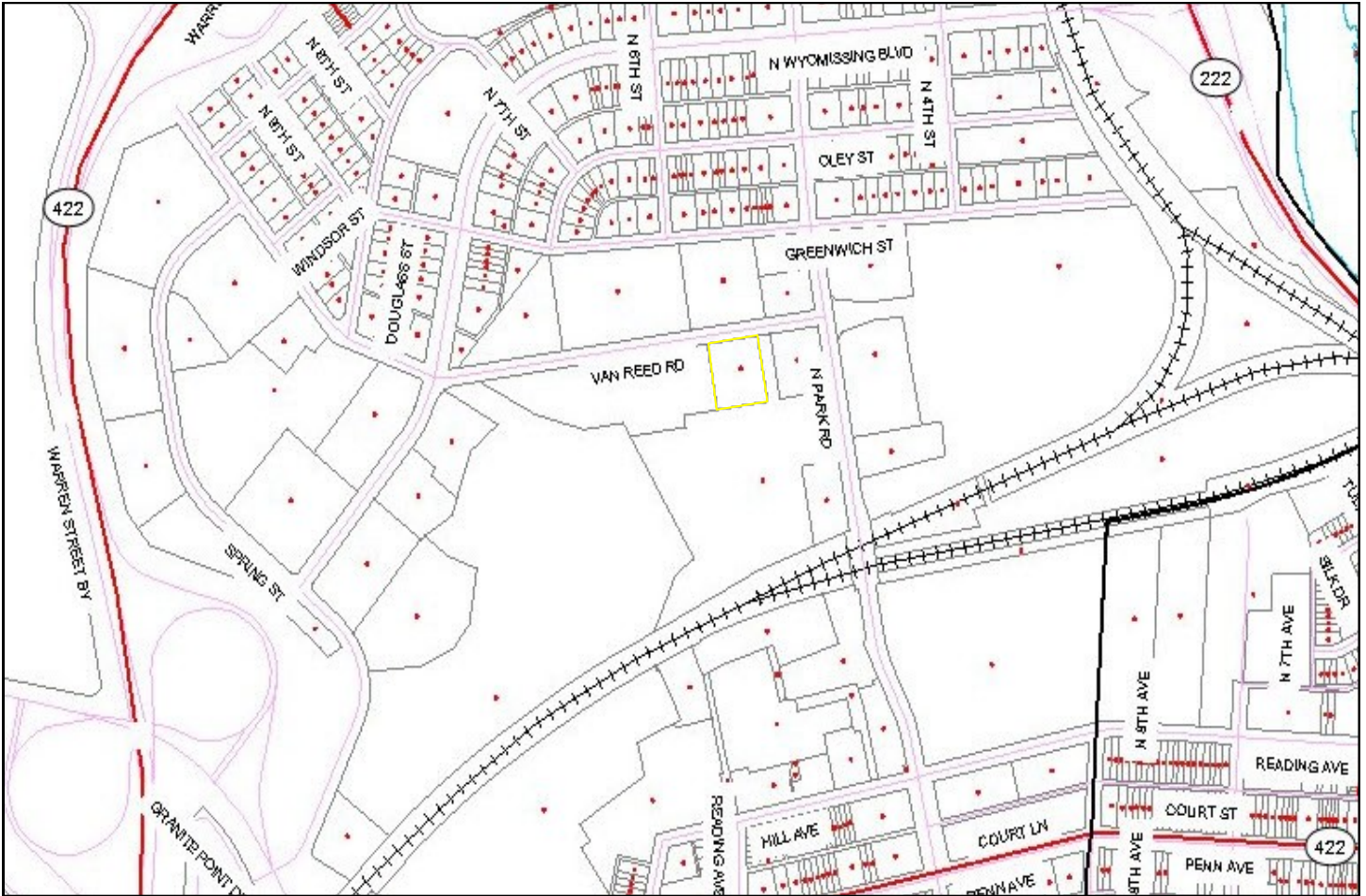
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Wyomissing



520 Van Reed Rd is located in the Borough of Wyomissing in Berks County, PA. Berks County is also defined for government statistical purposes as the Reading Metropolitan Statistical Area (“MSA”).

Wyomissing is a suburb of the City of Reading, which is located about 60 miles northwest of Philadelphia, between Allentown and Harrisburg. The Reading MSA has experienced steady population growth over the last two decades, growing at about the same pace as the US, but four times the rate of the State of Pennsylvania. The MSA has added about 72,000 residents since 1990 and currently has more than 400,000 residents.

The recent recession hit the Reading area’s Manufacturing and Construction sectors hard, and the MSA lost about 10,000 jobs. The slowly improving economy has provided a spur for local hiring, and the job base has started to expand. The MSA added about 2,200 jobs in 2010, led by the healthcare and business services industries. Economic projections expect positive job growth to continue this year, leading to 16,000 new jobs by 2015, recouping all the jobs lost in the recession.

Reading’s economy has its roots in manufacturing and agriculture, and both industries are still important job generators in the area. The area’s low operating costs, low unionization rate, central location among major East Coast markets, and quick access to ports for the export market, have helped the area maintain a solid base of manufacturing, unlike many other similar-sized areas that have lost manufacturing jobs to low-cost locations in the US or abroad. The Reading MSA is home to more than 600 manufacturers, with national prominence in metal fabrication, tooling design, and advanced manufacturing.

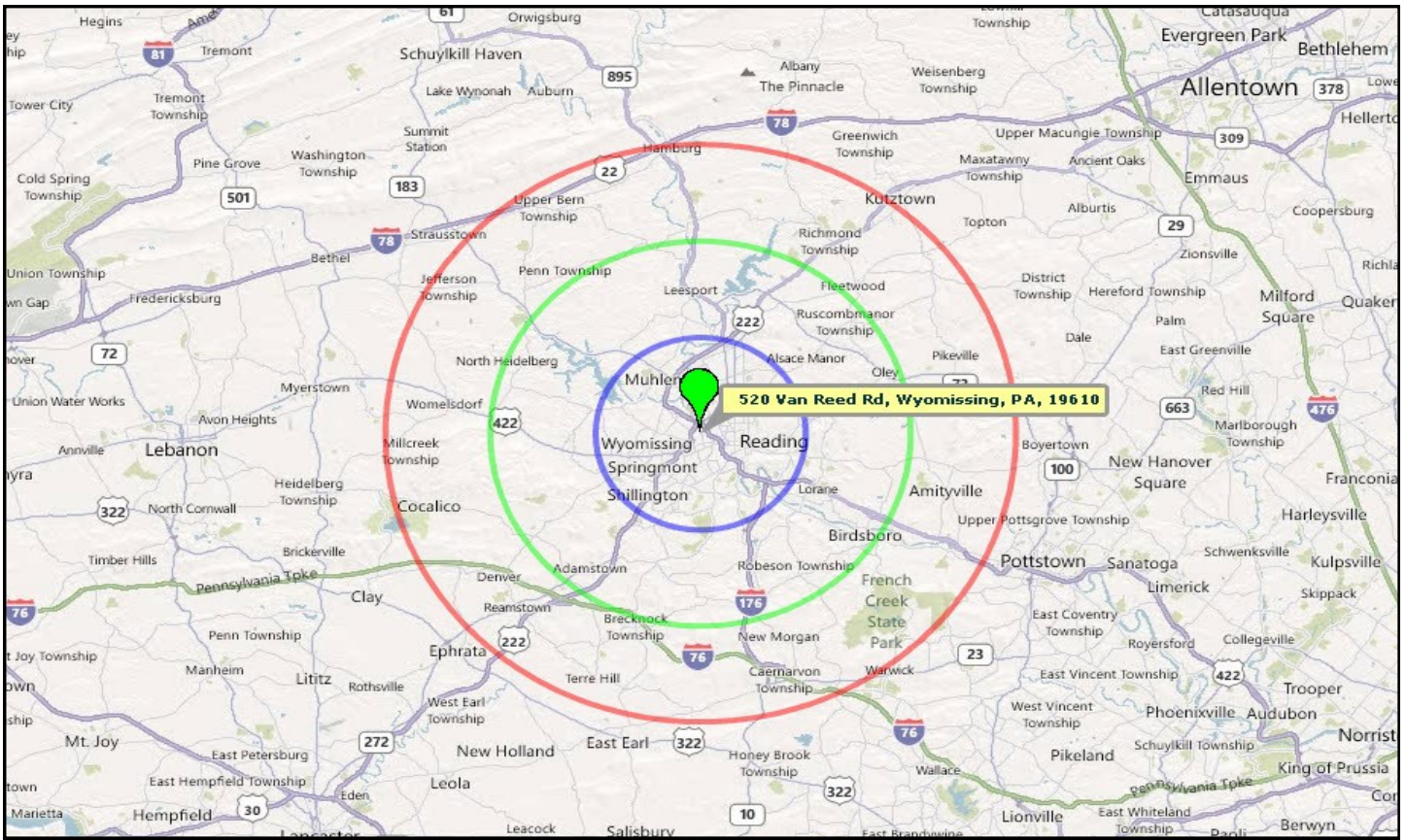
While Manufacturing is still a dominant industry in Reading, the Financial Activities and Professional and Business Services sectors have become increasingly important job generators. Reading is a regional hub for several financial and business services institutions – banking, insurance, accounting, legal services, real estate, data processing, call centers and back-office operations are all present in the area. These sectors are the primary suppliers of office space-using employment, and while they suffered significant job losses in the recession, partly due to the widespread financial industry problems, they were able to add jobs in 2010 at a stronger rate than the US. Forecasts call for about 4,000 new office-based jobs to be created in the Reading MSA over the next five years.

The Reading office market (Berks County) has an inventory of 9.6 million square feet (msf) of office space. About 1.1 msf of this space was delivered between 2001 and 2008. The market has been surprisingly resilient, generating positive absorption for each of the last six years, even during the national recession. The vacancy rate has been on a downward path, to its current level of 11.5 percent.

The Wyomissing submarket has 2.6 msf of office space. The submarket experienced solid positive absorption during the period of strong economic growth in the middle of the decade, but absorption turned negative in 2009 and 2010. The submarket’s vacancy rate started the decade in single digits, but as completions outpaced absorption, the rate rose to as high as 22 percent in 2002. Since then, the vacancy rate has generally been on the decline, to its current level of 13.6 percent. The submarket’s current average asking rent of \$20.04 psf is 25 percent higher than the Reading market average, an indication of the appeal of Wyomissing to office tenants.

This section of the Offering Memorandum will analyze the demographic, economic and competitive environment affecting **520 Van Reed Rd**, including identification and analysis of trends in Reading and Wyomissing.

520 Van Reed Rd



	5 Miles	10 Miles	15 Miles
Total Population	193,468	289,340	396,084
Total Households	74,811	110,846	148,588
Average Household Size	2.49	2.53	2.58
Average Household Income	\$ 61,517	\$ 65,840	\$ 66,679
Median Household Income	\$ 50,249	\$ 56,565	\$ 58,711

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