

50 Innovation Way, Wyomissing, PA

FOR SUBLEASE



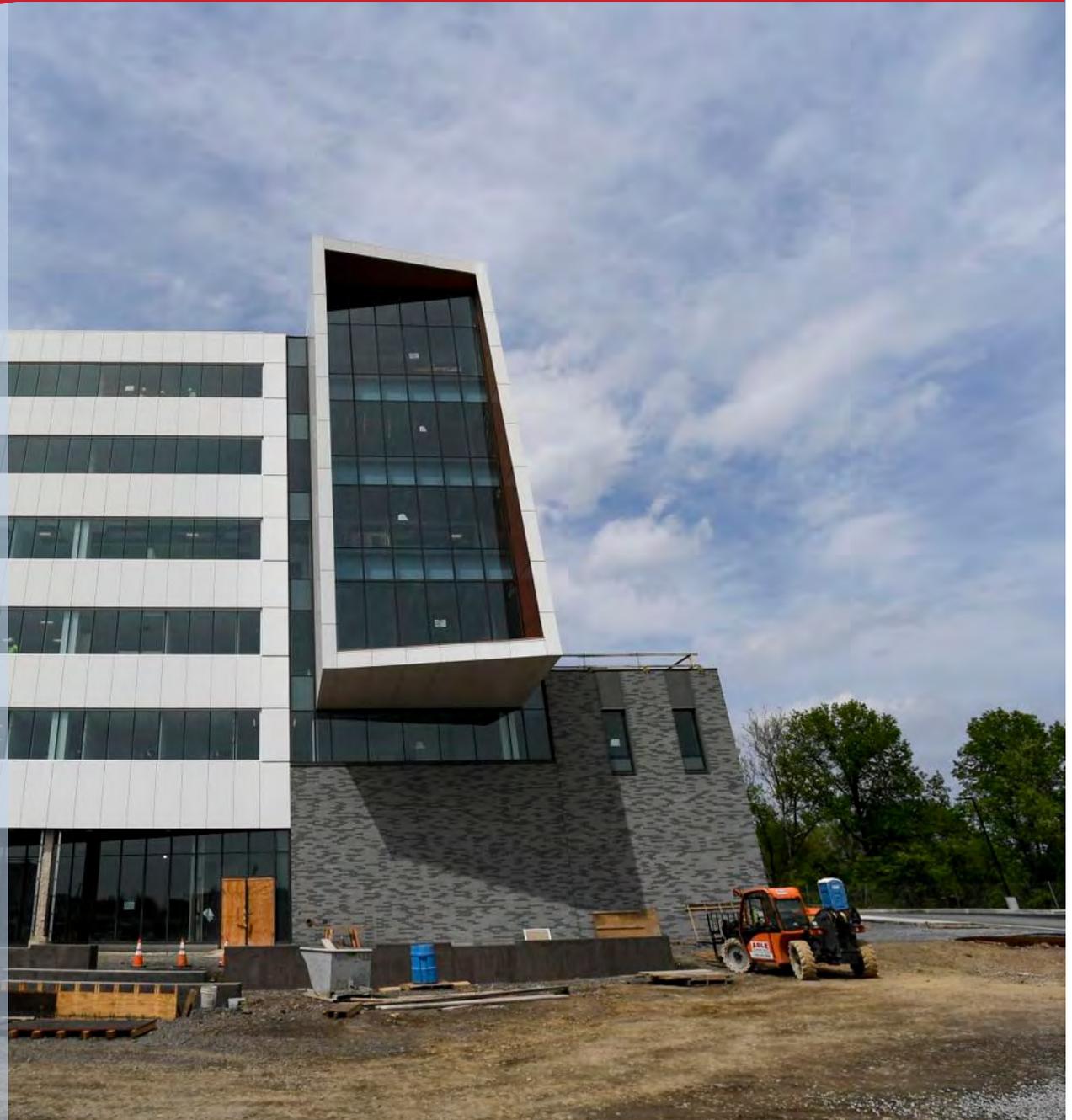
Jackson Cross Partners, LLC
151 S. Warner Road, Wayne PA 19087
www.JacksonCross.com | 610-265-7700

Robert T. Cook	bcook@jacksoncross.com	484-370-2655
John P. Morrissey	jpm@jacksoncross.com	484-370-2638

This report and publications discussed are intended solely for information purposes and obtained from sources believed to be reliable. No guarantee of any kind is implied or possible where projections of future conditions are attempted. ©Jackson Cross Partners | 2022 All Rights Reserved

Table of Contents

3. Property Highlights
4. Property Features
5. 50 Innovation Way
6. Building Features
7. Fifth Floor - floor plan
8. Sixth Floor - floor plan
9. Incredible Views
10. Parking
11. The Knitting Mills
12. Location, Location, Location
13. Opportunity to...
14. Transit-Oriented Location
15. Visual from 422 South Bound
16. Demographics



Property Highlights

A unique opportunity to lease space in the newly built Drexel University College of Medicine at Tower Health, Wyomissing PA.



AVAILABLE FOR SUBLEASE

Building: Drexel University College of Medicine at Tower Health

Floors: 5 and 6

Square Feet: 60,000 SF



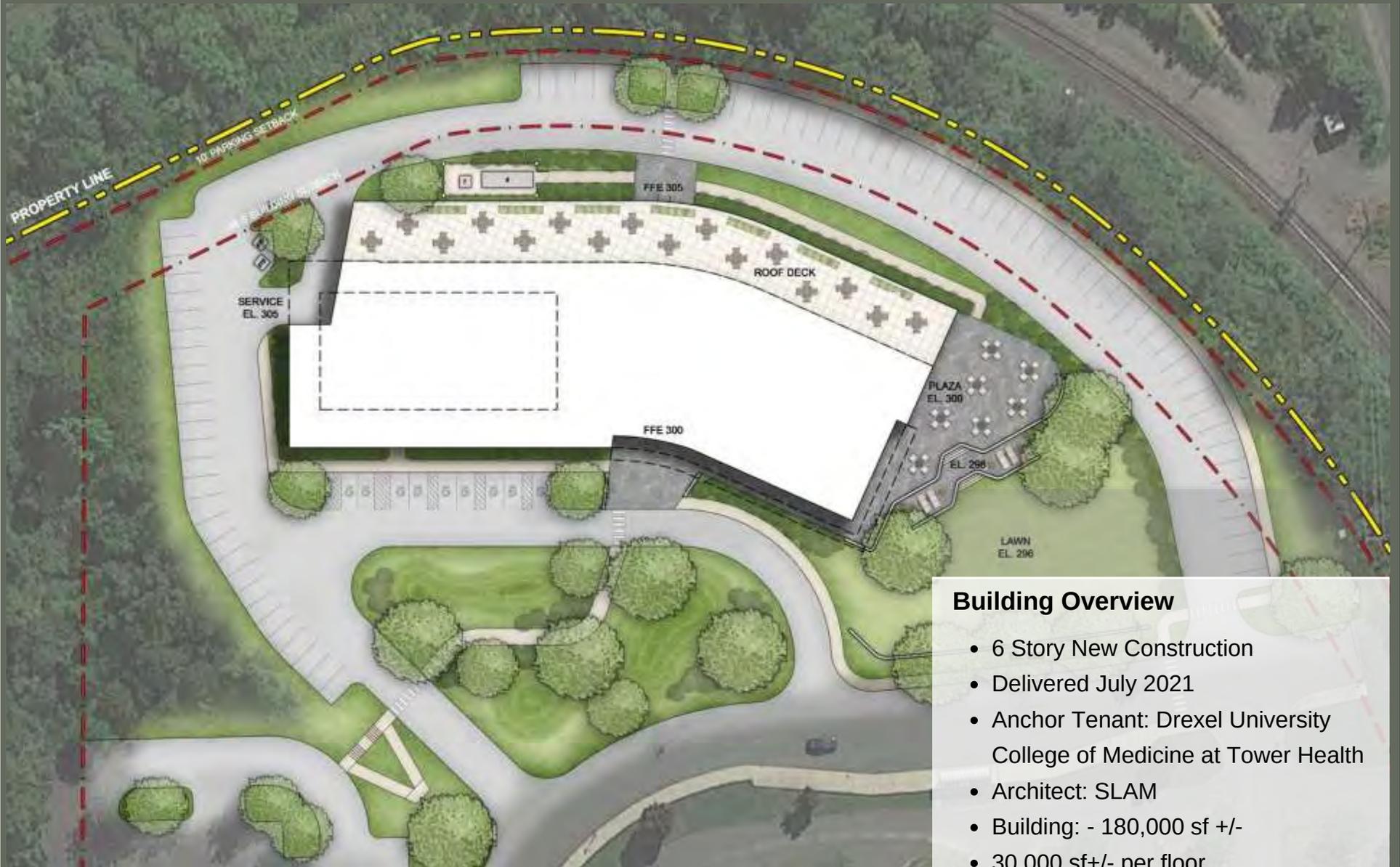
Property Features

Drexel University College of Medicine at Tower Health

- Modern new building
- 60,000 SF 2 top floors ready for occupancy
- Adjacent to Teleflex
- Close to Reading Hospital and West Reading & Wyomissing business and retail districts,



50 Innovation Way



Building Overview

- 6 Story New Construction
- Delivered July 2021
- Anchor Tenant: Drexel University College of Medicine at Tower Health
- Architect: SLAM
- Building: - 180,000 sf +/-
- 30,000 sf +/- per floor
- Parking - available



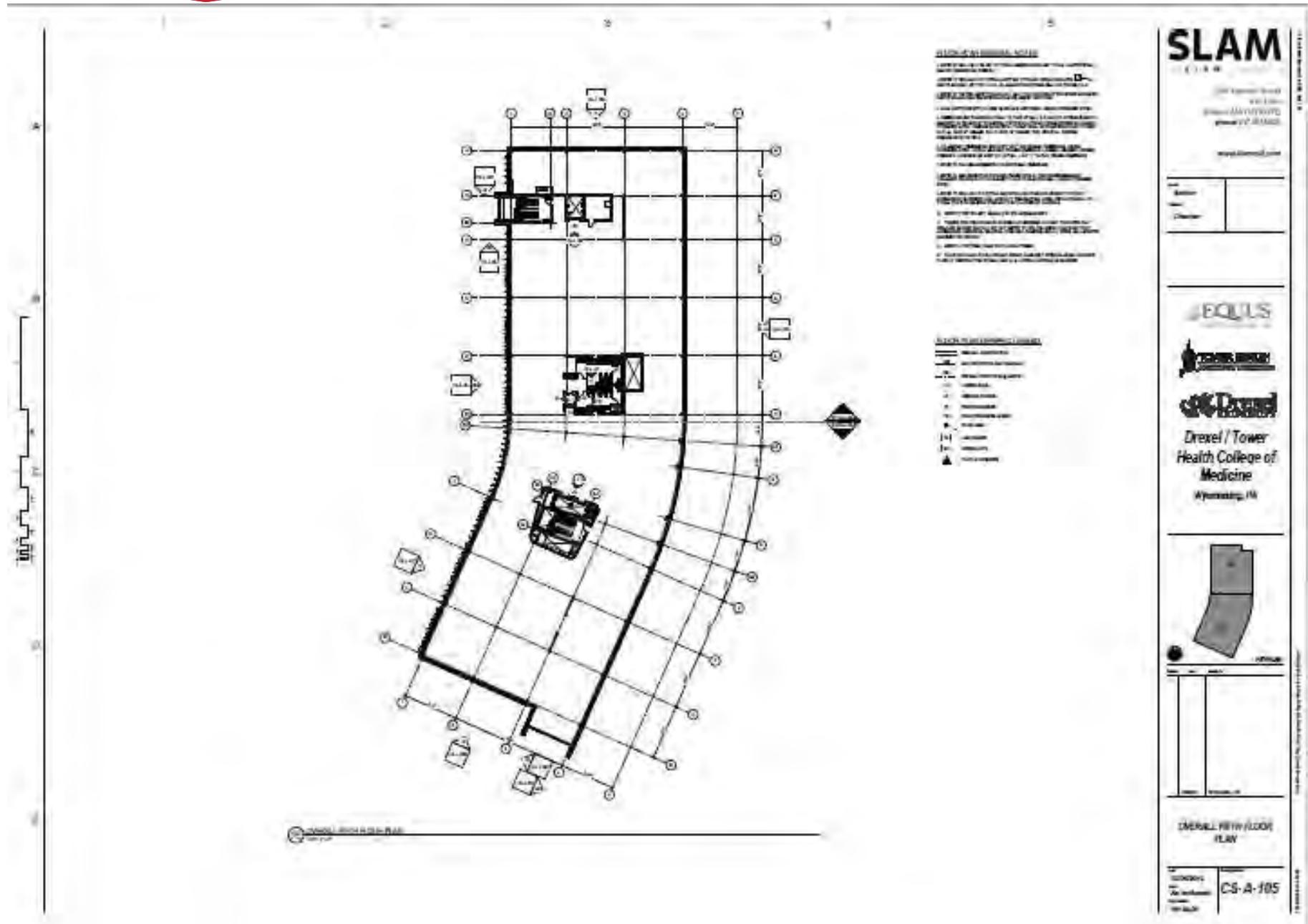
Building Features

Total Building Area:	180,000 rsf
Completion Date:	July 2021
Overall Building Height:	6 stories + mechanical penthouse, 110 feet
Floor to Floor Height:	Fifth and Sixth Floors: 14'-4"
Typical Structural Bay Size:	30 feet x 30 feet
Passenger Elevators (2):	3,500 pound, 200 feet per minute traction elevators
Passenger/Freight Elevator (1):	5,000 pound, 200 feet per minute traction elevator
HVAC System:	
	<ul style="list-style-type: none">• Ventilation: Roof-mounted variable air volume custom air handling unit with dual air tunnels, chilled water cooling coils, and energy recovery coils• Heating: 2 gas-fired condensing high efficiency hot water boilers• Cooling: 3 roof mounted air cooled chillers
Electrical Service:	3000 amp, 480/277V service
Emergency Generator:	500 kW diesel generator supporting life safety systems and selected HVAC equipment



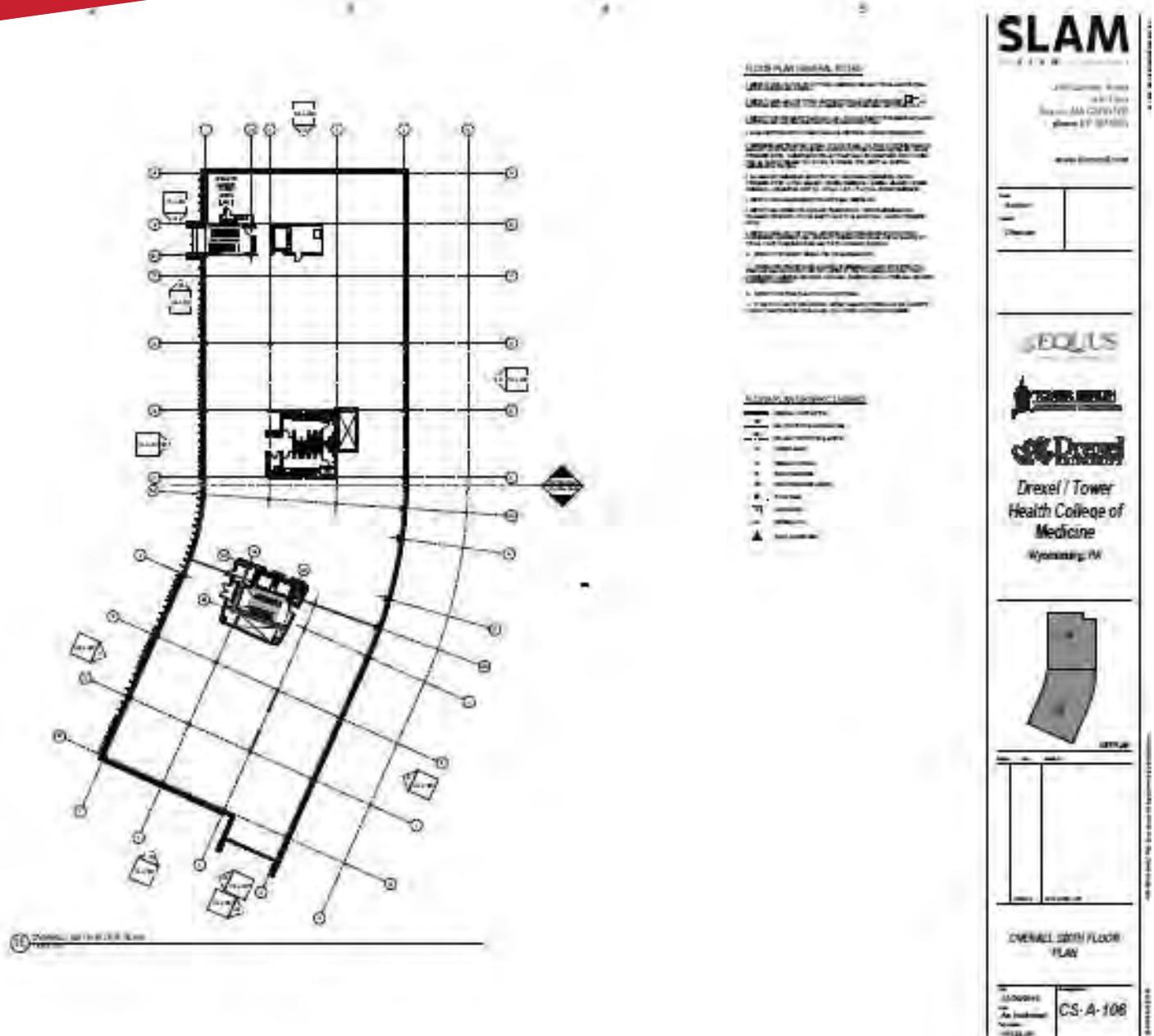
Fifth Floor

30,000 RSF



Sixth Floor

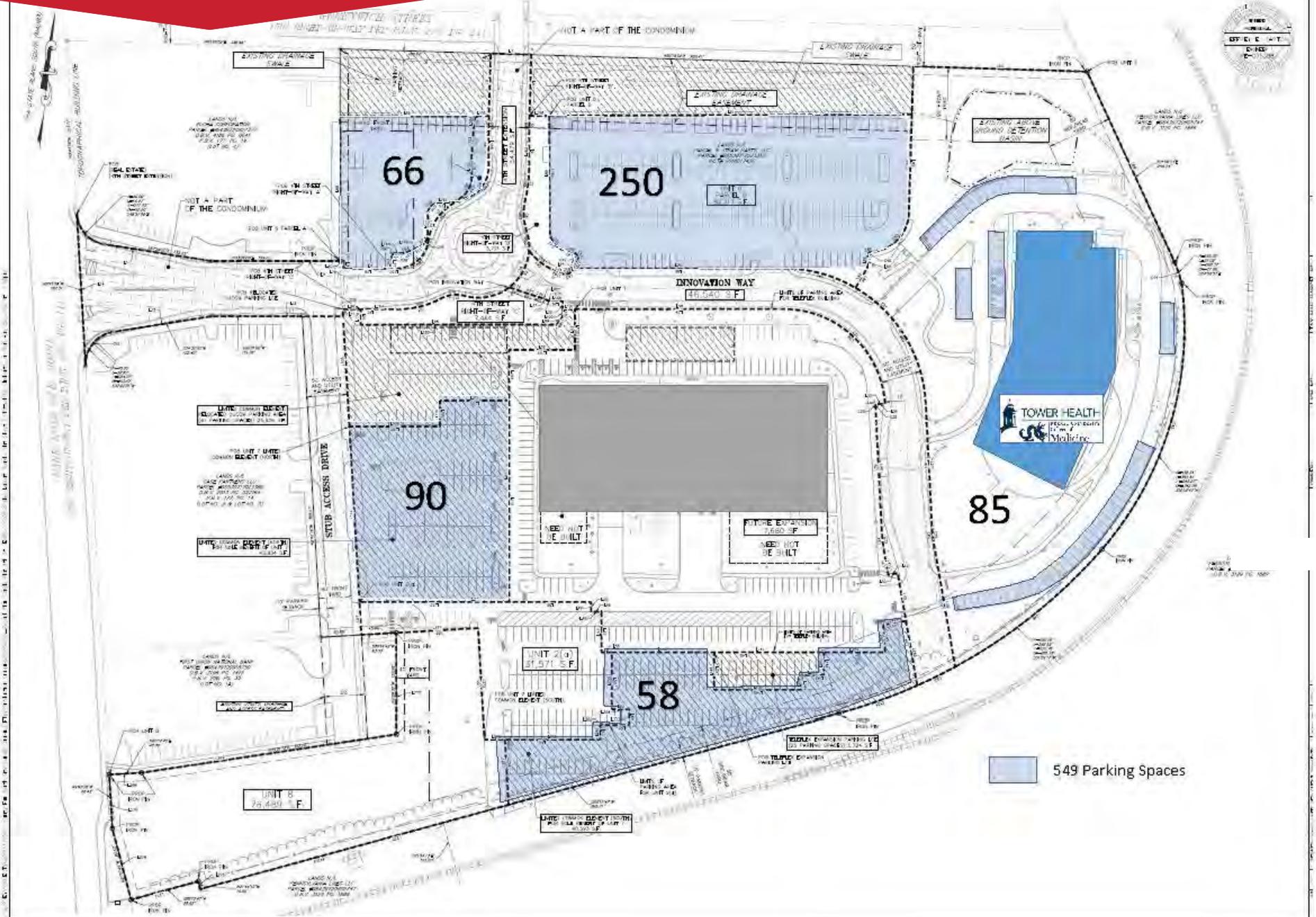
30,000 RSF



Incredible Views



Parking



The Knitting Mills

- 1. DUCOM
- 2. Teleflex
- 3. UGI
- 4. Tower Health Building 202
- 5. Tower Health Building 113

THE **KNITTING MILLS**
WYOMISSING, PENNSYLVANIA

**BARTA
Bus Stop**

**BARTA
Bus Stop**



Drexel University
College of Medicine
@ Tower Health

The Knitting Mills Master-Planned Redevelopment

Building 202 is located within the Knitting Mills Redevelopment, a vibrant, master-planned mixed-use project in Wyomissing PA. Originally a series of knitting mills for the Vanity Fair Corp., later the nation's first outlet center, the site was purchased and redeveloped into today's Class A corporate campus, now home to UGI, Teleflex, Orthopaedic Associates of Reading, Tower Health, and Drexel University College of Medicine. Retail projects on the site include McDonalds, Wawa, Sly Fox Brewing, B2 Bistro & Bar, and coming soon, Kimberton Whole Foods.



Amenity Rich Location

LOCATION...LOCATION...LOCATION

50 INNOVATION WAY, WYOMISSING PA

**Drexel University College
of Medicine @ Tower Health**

Located at the confluence of routes 422 and 222, Wyomissing/West Reading has grown into an important commercial area for the Philadelphia region with a heavy concentration of retail offerings and medical services. Wyomissing/West Reading is strategically located just outside of Reading and equidistant from Philadelphia, Pennsylvania's largest city, and Harrisburg, Pennsylvania's state capital.



Opportunity to Join a Vibrant Community



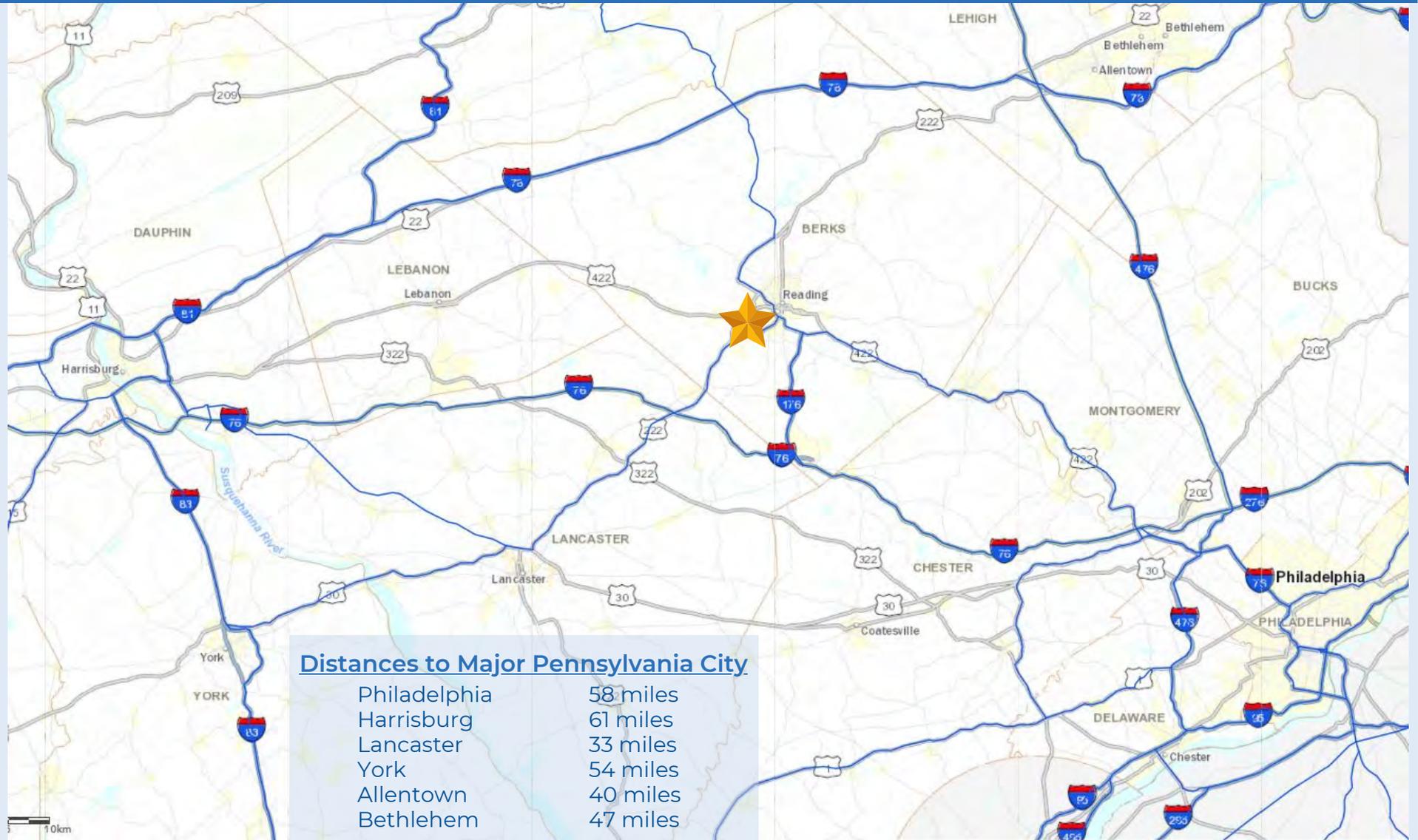
Opportunity to Join a Vibrant Community ...

- Corporate Office?
- Training Center?
- Future Requirements?

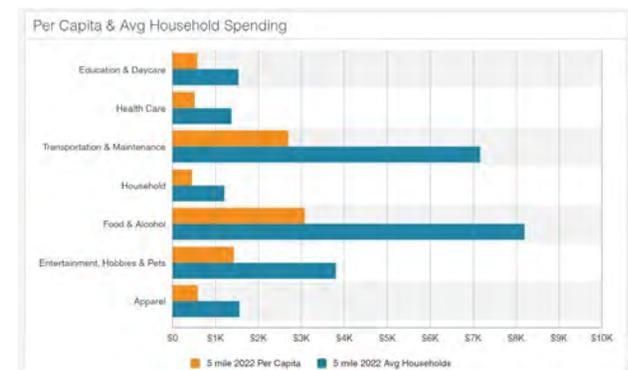
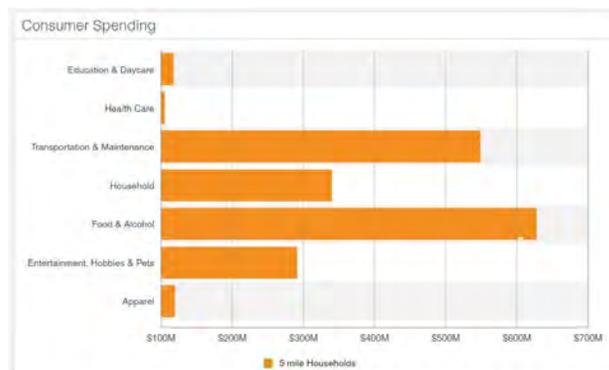
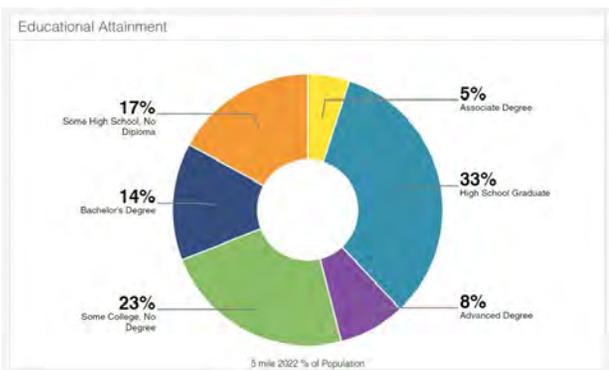
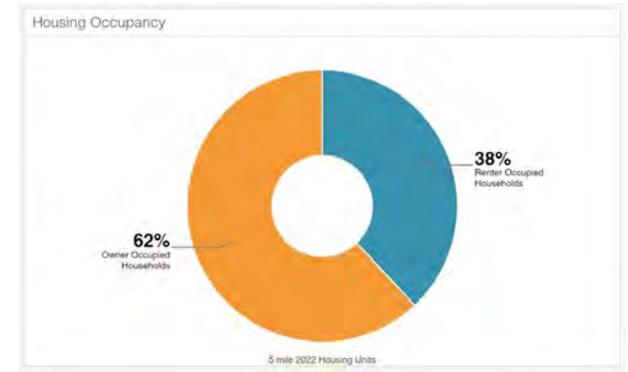
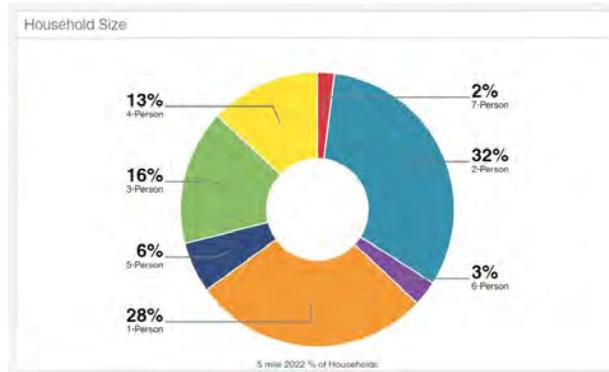
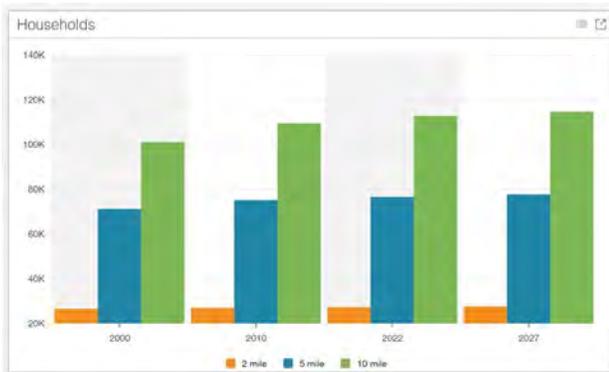
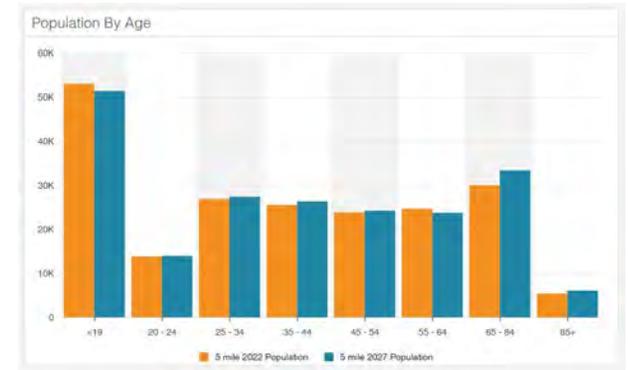
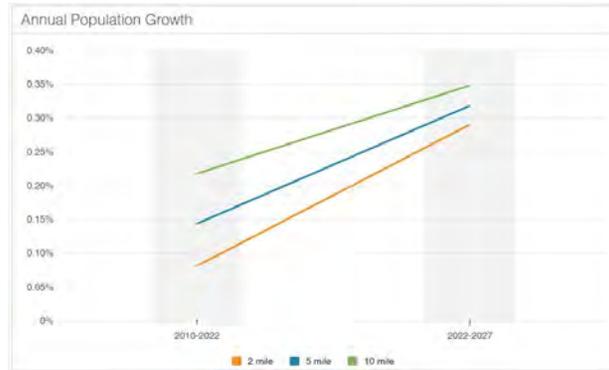
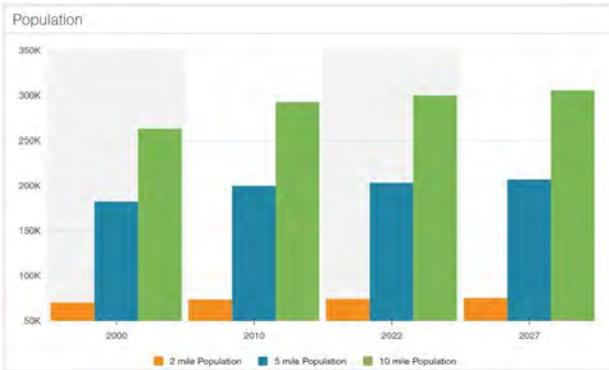


TRANSIT-ORIENTED LOCATION

Located at the confluence of routes 422 and 222, Wyomissing has grown into an important commercial area for the Philadelphia region with a heavy concentration of retail offerings and medical services. Wyomissing is strategically located just outside of Reading and equidistant from Philadelphia, Pennsylvania's largest city and Harrisburg, Pennsylvania's state capital.



Demographics



50 Innovation Way, Wyomissing, PA

FOR SUBLEASE



Jackson Cross Partners, LLC
151 S. Warner Road, Wayne PA 19087
www.JacksonCross.com | 610-265-7700

Robert T. Cook
John P. Morrissey

bcook@jacksoncross.com
jpm@jacksoncross.com

484-370-2655
484-370-2638