



The Knitting Mills - Building 202  
739 Reading Avenue  
West Reading, PA

**FOR SUBLEASE**

TOWER HEALTH



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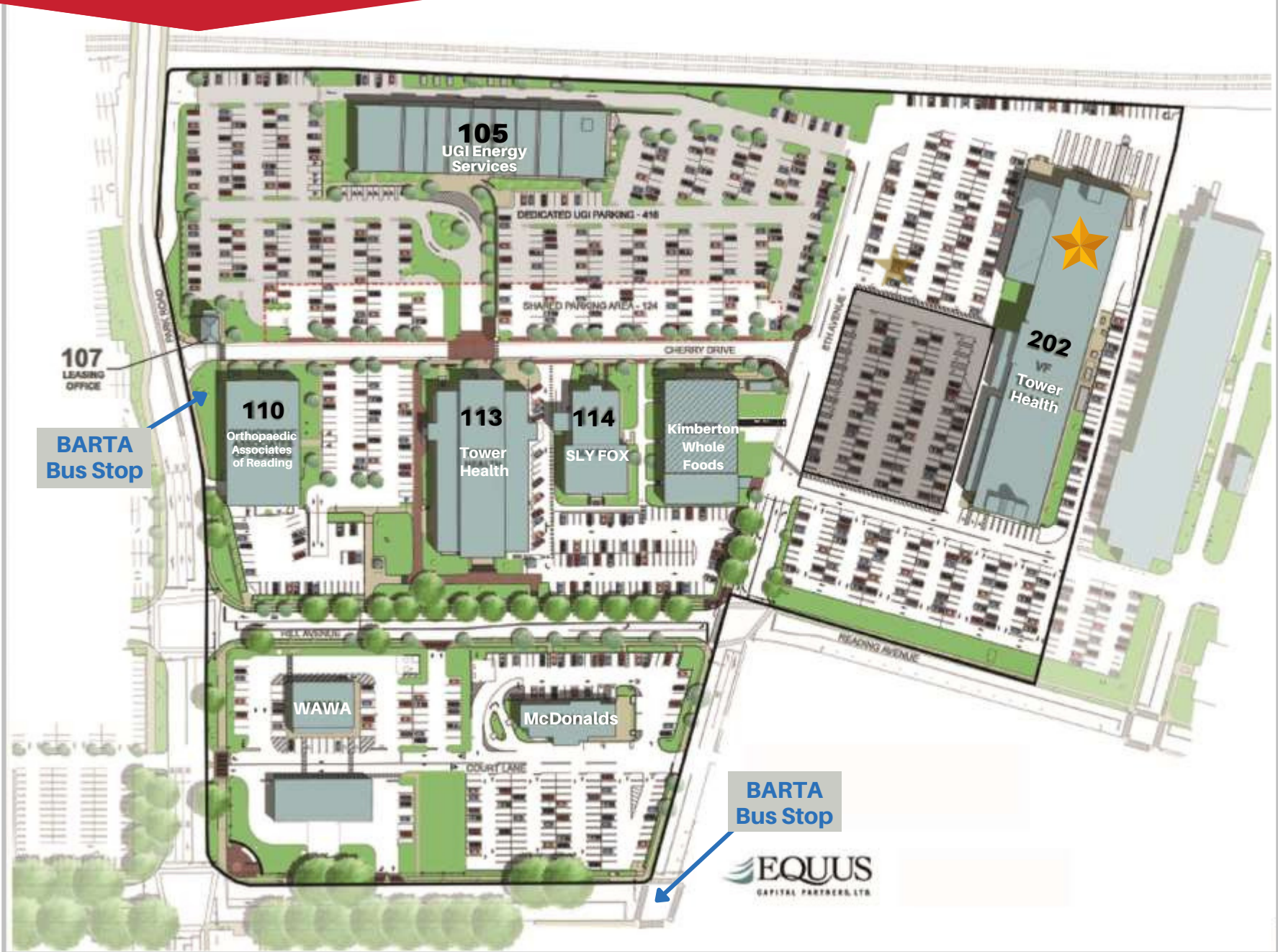
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# The Knitting Mills



# 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**

**BUS 422**

Drexel University  
College of Medicine  
@ Tower Health

**TOWER HEALTH**  
**Drexel UNIVERSITY**

## 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.

EXECUTIVE SUMMARY - THE KNITTING MILLS

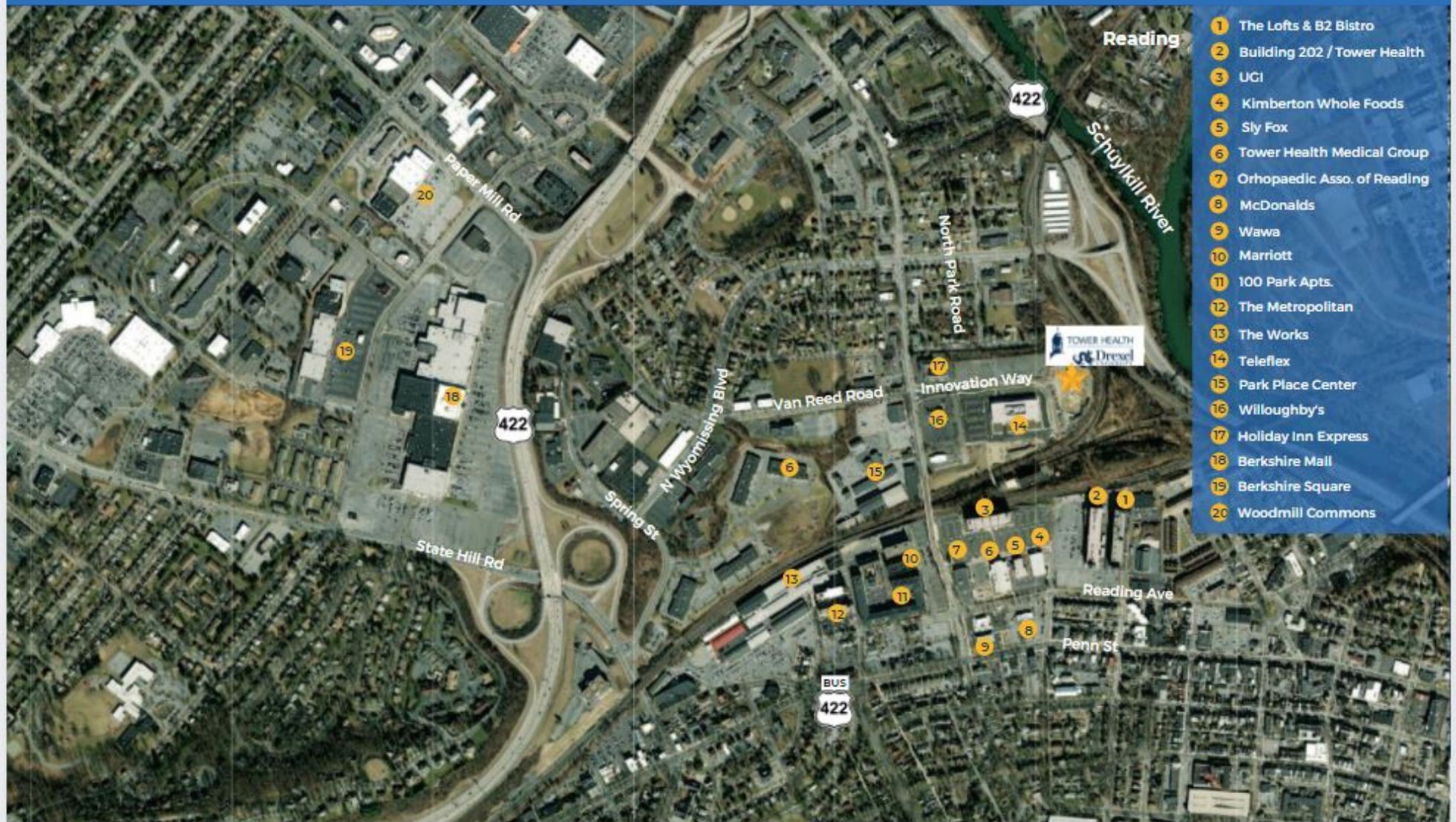
# TRANSIT-ORIENTED LOCATION

Wyomissing is strategically located just outside of Reading and equidistant from Philadelphia, Pennsylvania's largest city and Harrisburg, Pennsylvania's state capital.

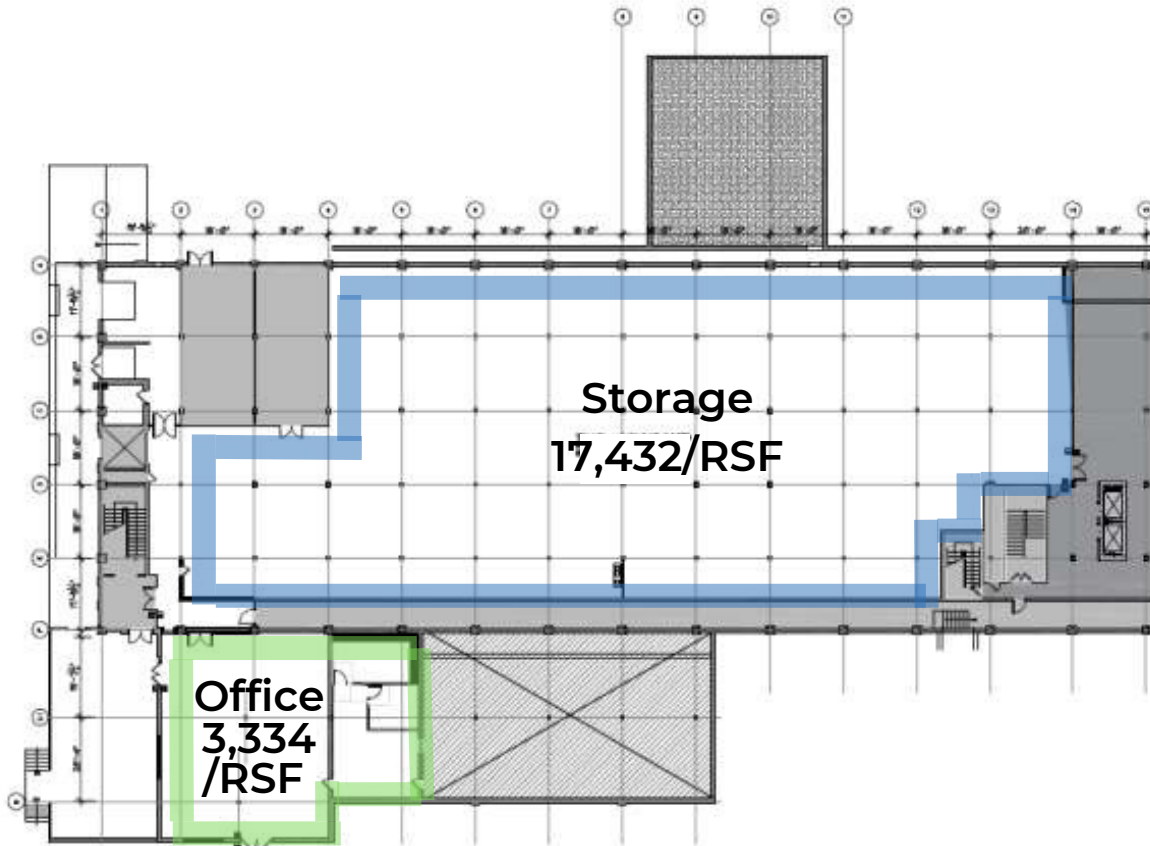


# Amenity Rich Location

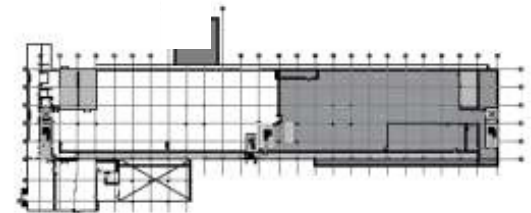
Located at the confluence of routes 422 and 222, Wyomissing/West Reading has grown into an important commercial area for the Philadelphia region with a heavy concentration of retail offerings and medical services. .



# Lower Level: Storage and Office



1 LL-100  
LL1 SCALE: NTS



2 LOWER LEVEL KEY PLAN  
LL1 SCALE: NTS

THE KNITTING MILLS  
BUILDING 202

LOWER LEVEL  
109 READING AVENUE  
WEST READING, PA 19611



EXISTING CONDITIONS

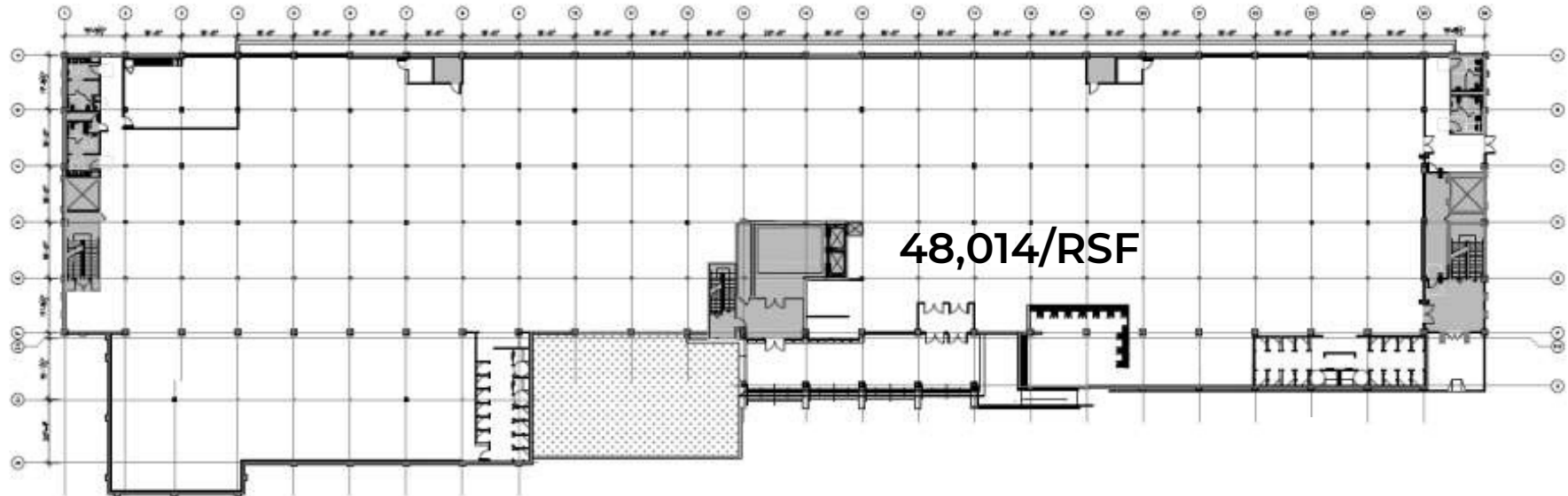
Project No:	Scale:
Date:	Drawn By:
11/03/2020	JH

LL1

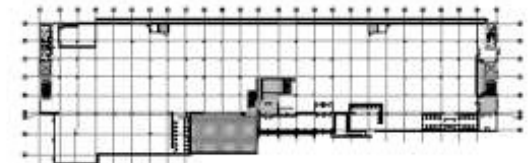


# First Floor

# 48,014 RSF



1 SUITE 100  
1.1 SCALE: NTS



2 1ST FLOOR KEY PLAN  
1.1 SCALE: NTS

THE KNITTING MILLS  
BUILDING 202

1ST FLOOR  
105 READING AVENUE  
WEST READING, PA 19611



EXISTING CONDITIONS

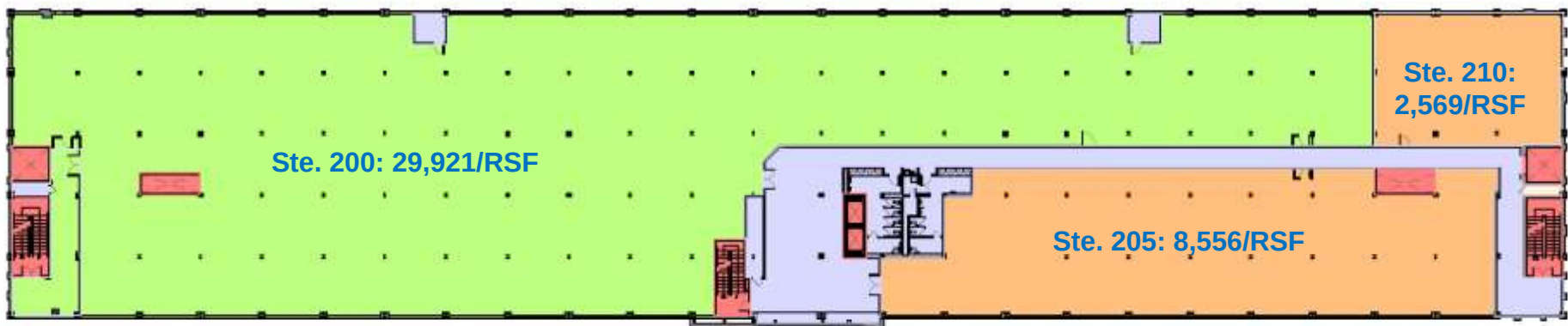
Project No.	NTS
Date	11/03/2020
Drawn By	JH

1.1



Second Floor: 3 suites

41,046 RSF



LEGEND

	Vertical Penetrations
	Building Common
	Floor Common
	Leased
	Expansion Space #1
	Expansion Space #2
	Available

ISSUED FOR:  
**SCHEMATIC DESIGN**  
 31 OCTOBER 2018 (NOT FOR CONSTRUCTION)

SCHEMATIC LEASING PLANS

BUILDING 202

WEST READING, PA



SECOND FLOOR  
 EXPANSION SPACE #1

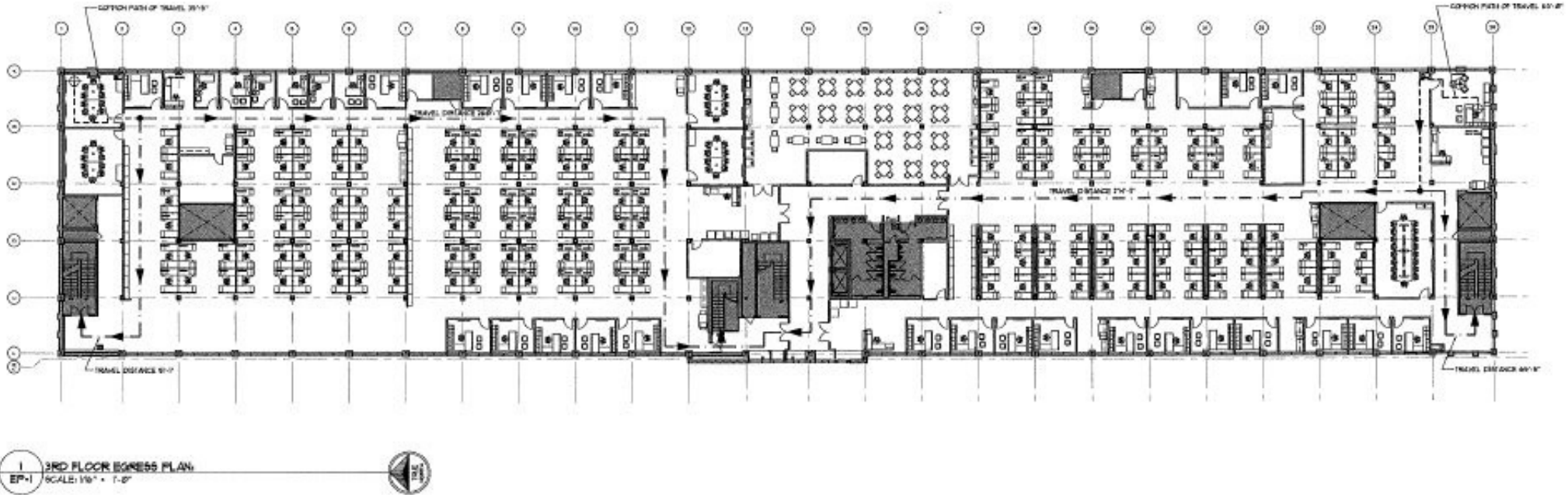
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BY:	BY:
JCP	JCP

SK-2.1



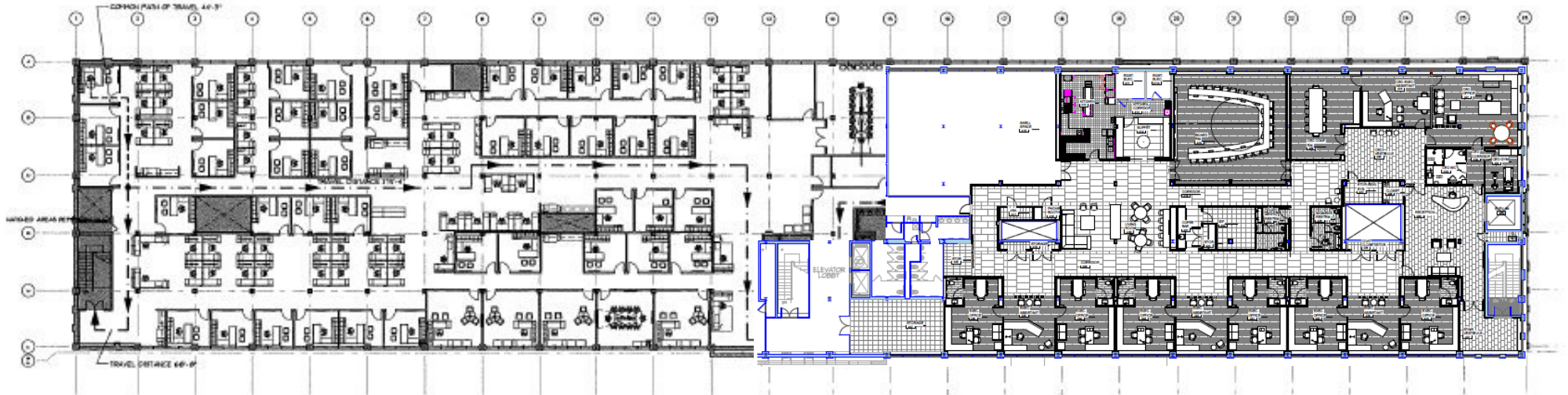
# Third Floor

40,695 RSF



# Fourth Floor

40,639 RSF

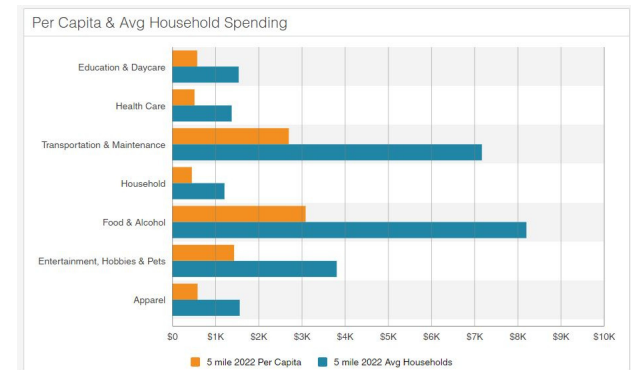
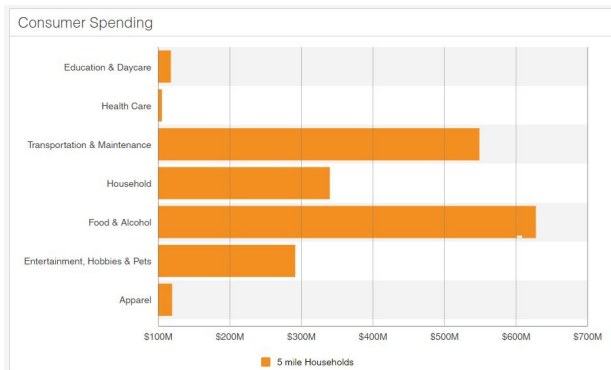
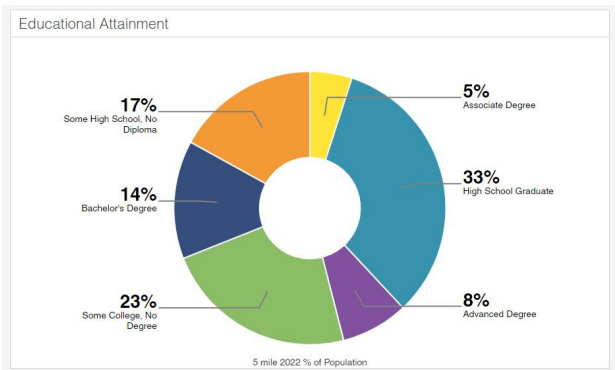
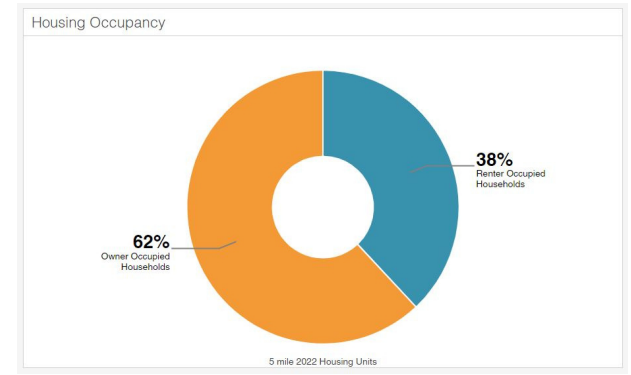
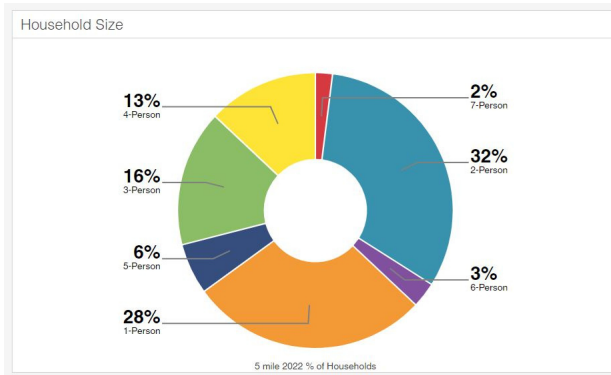
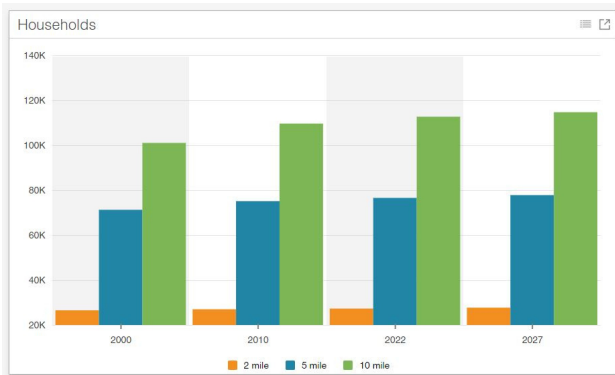
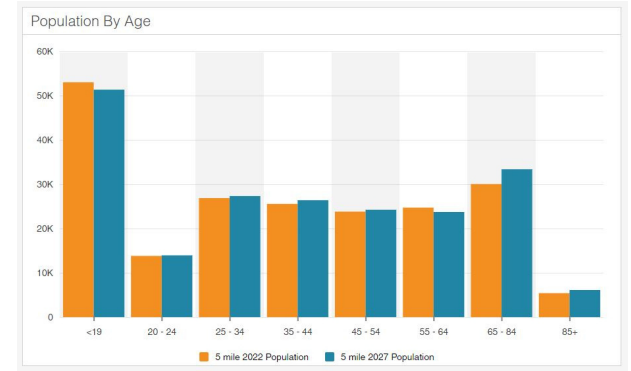
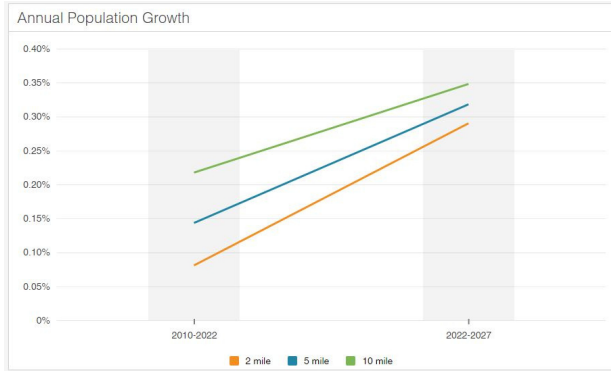
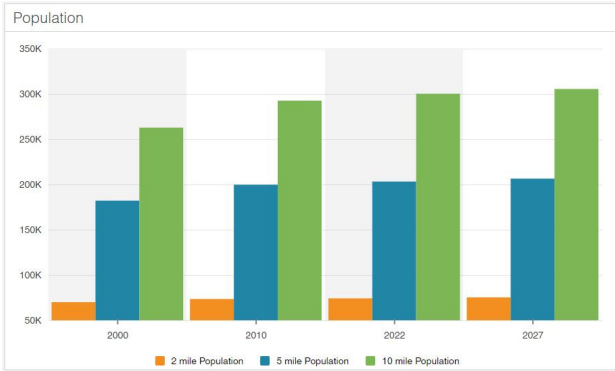


# Building Features

Building Size:	210,650 SF
Renovated:	2018
Exterior:	The exterior Core and Shell renovations include new, energy efficient Solarban 60 windows set in clear anodized aluminum frames. The existing brick façade went through extensive brick repair and repointing. Roofing system is a completely new 60 Mil TPO system with a 20-year warranty. A new lighting protection system has been added.
Ceiling Height:	Ceiling Height: 15'-0" floor to floor slab height shall accommodate a 10'-6" finished ceiling height.
Column Spacing:	18' to 20'
HVAC Systems:	A 100% new system consisting of eight (8) 20,000 CFM Roof Top Units with electric heat. VAV supply and exhaust fans. Building pressurization control. DDC automation system.
Plumbing:	New men's and women's gang bathrooms are installed at floors 2, 3 and 4 and are located centrally to the building. The first floor Retail space has Restrooms for customers at the north and south ends of the building.
Fire Sprinkler Service:	A completely new NFPA-13 compliant sprinkler system.
Electrical:	Two 2500KA pod-mounted transformers serving two 3000AMP building services, with a 480/277V secondary a backup exterior (1) 100A/3P line circuit breaker.



# Demographics



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