

For Lease

Office Suites



Exeter Medical and Professional Building

Reading, PA 19606

Property Features

- Suites from 2,265 SF to 2,388 SF
- Class “A” Office, high quality interior finishes
- Suite 301 is set up for Medical Use
- High Profile location with Ample Parking and Easy access from 422 Bypass and 422 Business.
- Heart of growing Exeter Community, Professional & Medical Tenant Mix
- Tenant Improvement Allowance with term and credit

Kyle McKechnie
V.P. Sales & Leasing
+1 610 370 8522
kmckechnie@naikeystone.com



875 Berkshire Blvd, Suite 102
Wyomissing, PA 19610
+1 610 779 1400

For Lease

6 Hearthstone Court Reading, PA 19606

Data Sheet



GENERAL DATA

Property Type:	Office Building
Building Size:	26,400 SF
Zoning:	SCC—Shopping Commercial Center
CAM/Taxes:	\$5.46 / SF Annually
Municipality:	Exeter Township

DESCRIPTION

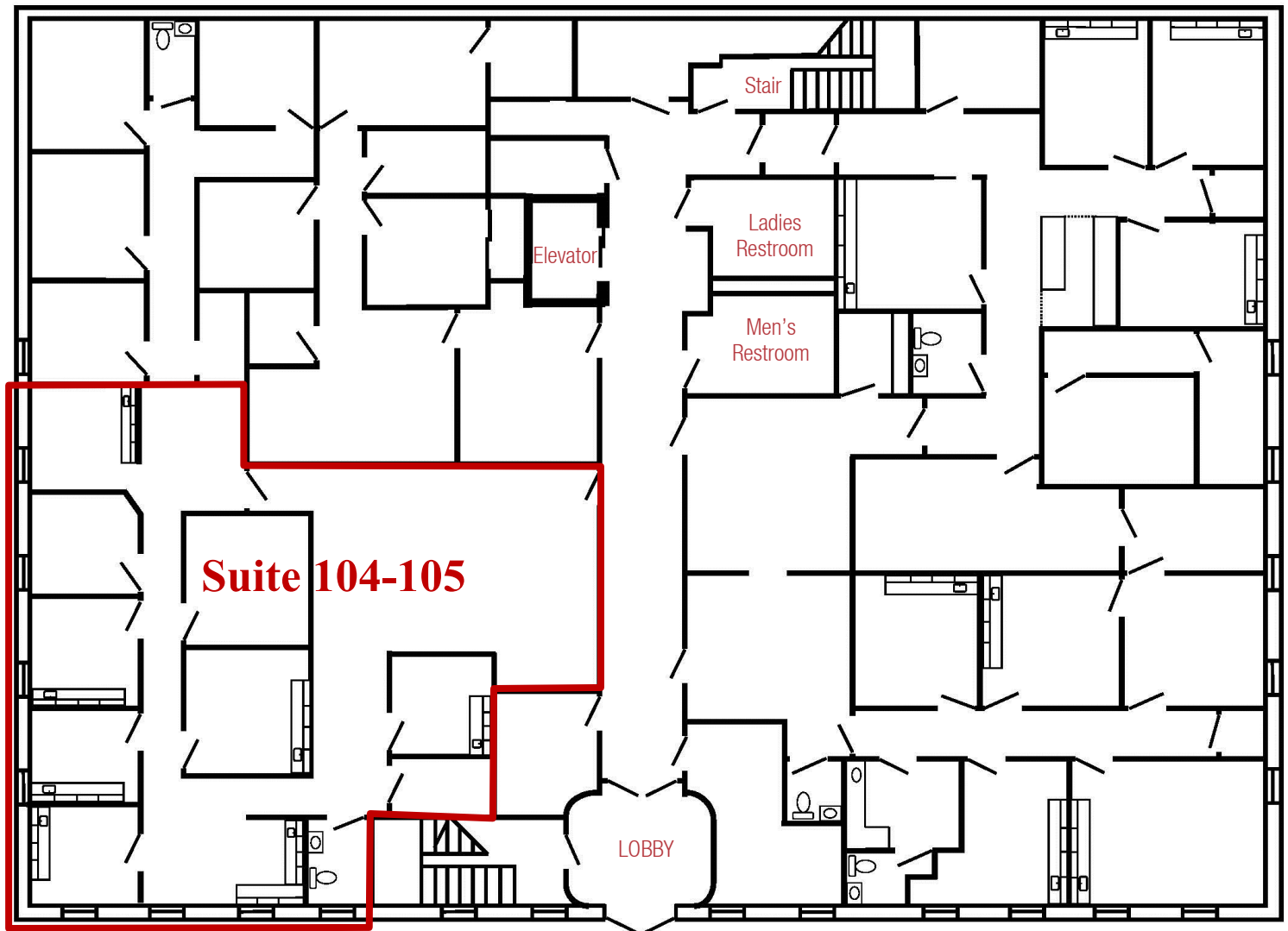
Size (SF):	Suite #	Size / SF
	104-105	2,265 Rentable SF
	301	2,818 Rentable SF
	303	2,360 Rentable SF
Common Area Factor:	18%	
Description:	Multi-tenant office space in Class "A" office building. Common areas are accessible between the hours of 7:00 AM - 7:00 PM Monday, Wednesday, and Friday; 7:00 AM - 8:30 PM Tuesday and Thursday; 7:00 AM - 2:00 PM Saturday. Water, sewer, and common area electric included in CAM. Tenants pay for electric and gas.	
HVAC:	Gas forced air in each unit, paid by tenants. Each unit is air-conditioned.	
Gas Service:	UGI - Separate meters, paid by tenant	
Bathrooms:	Common restrooms on first floor. Suites 104/5 and 301 have private bathrooms as well.	
Elevator:	Yes, runs three floors	
Parking:	Macadam parking lot, 124 spaces (4.69:1000)	
Water & Sewer:	Included in CAM	
Telecom:	Verizon DSL and T-1 available	
Sprinkler System:	Fire Sprinklered throughout.	
Security System:	24/7 Digital photographic security system on all common hallways	
Ceiling Height:	9'	
Signage:	Available / Included	
Lease Rate:	\$12.00 / SF NNN	
Janitorial:	Common area provided, tenant responsible for leased space	



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First Floor Plan
2,265 SF Rentable

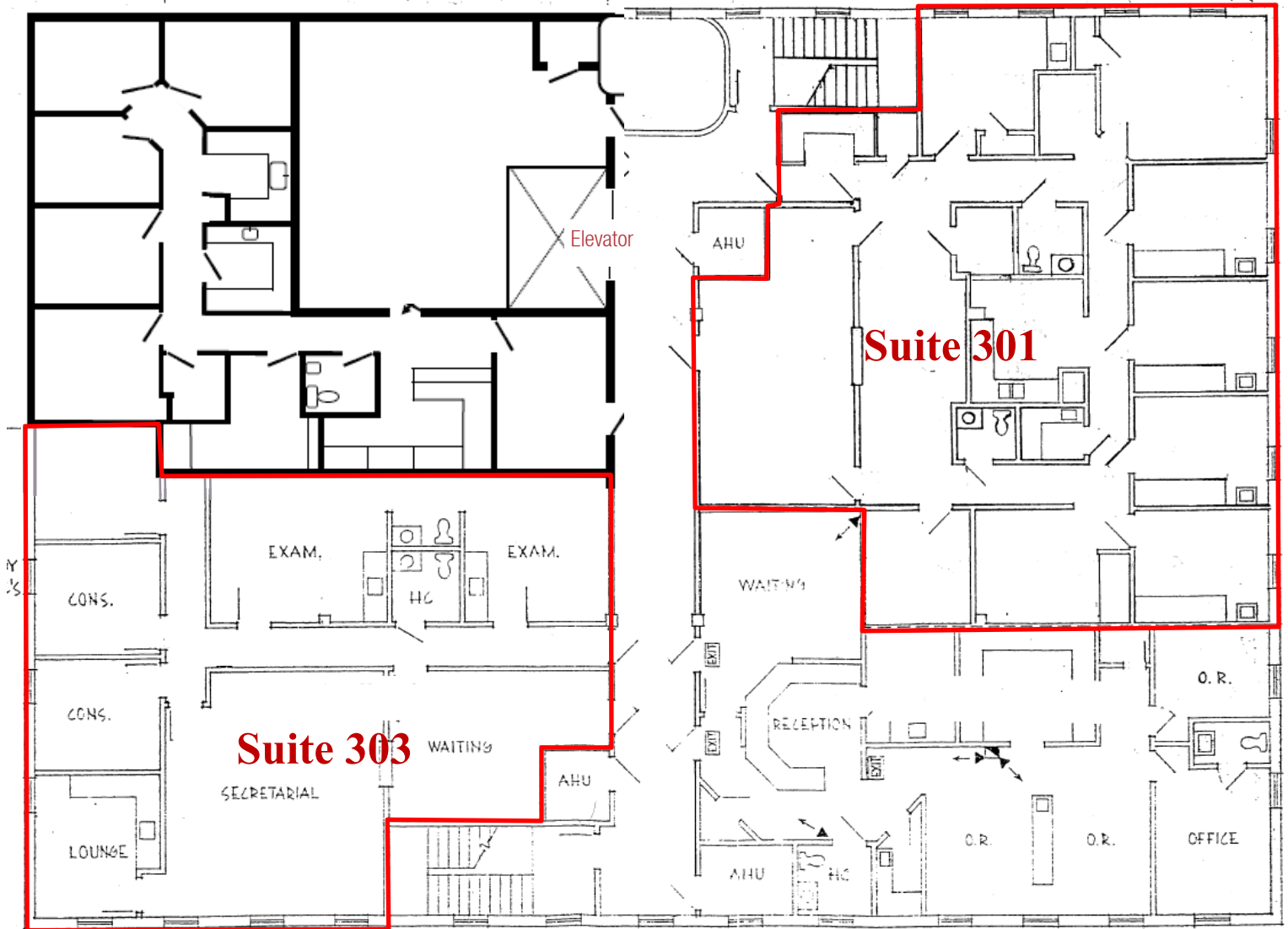


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Third Floor Plan

Suite 301 - 2,388 SF Rentable

Suite 303 - 2,360 SF Rentable

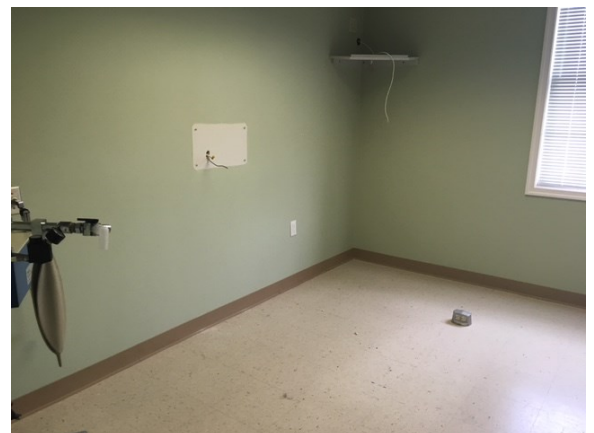
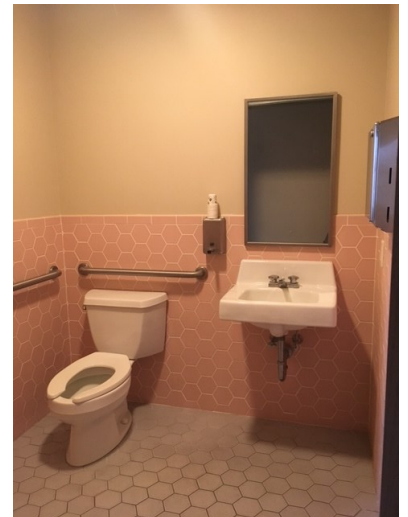


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3rd Floor Suite
2,388 RSF
Medical Fit-Out



Multiple exam rooms and restrooms, high quality interior finishes, spacious waiting/reception area with dedicated chart and storage space. Modern elevator access to parking areas.



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Photos



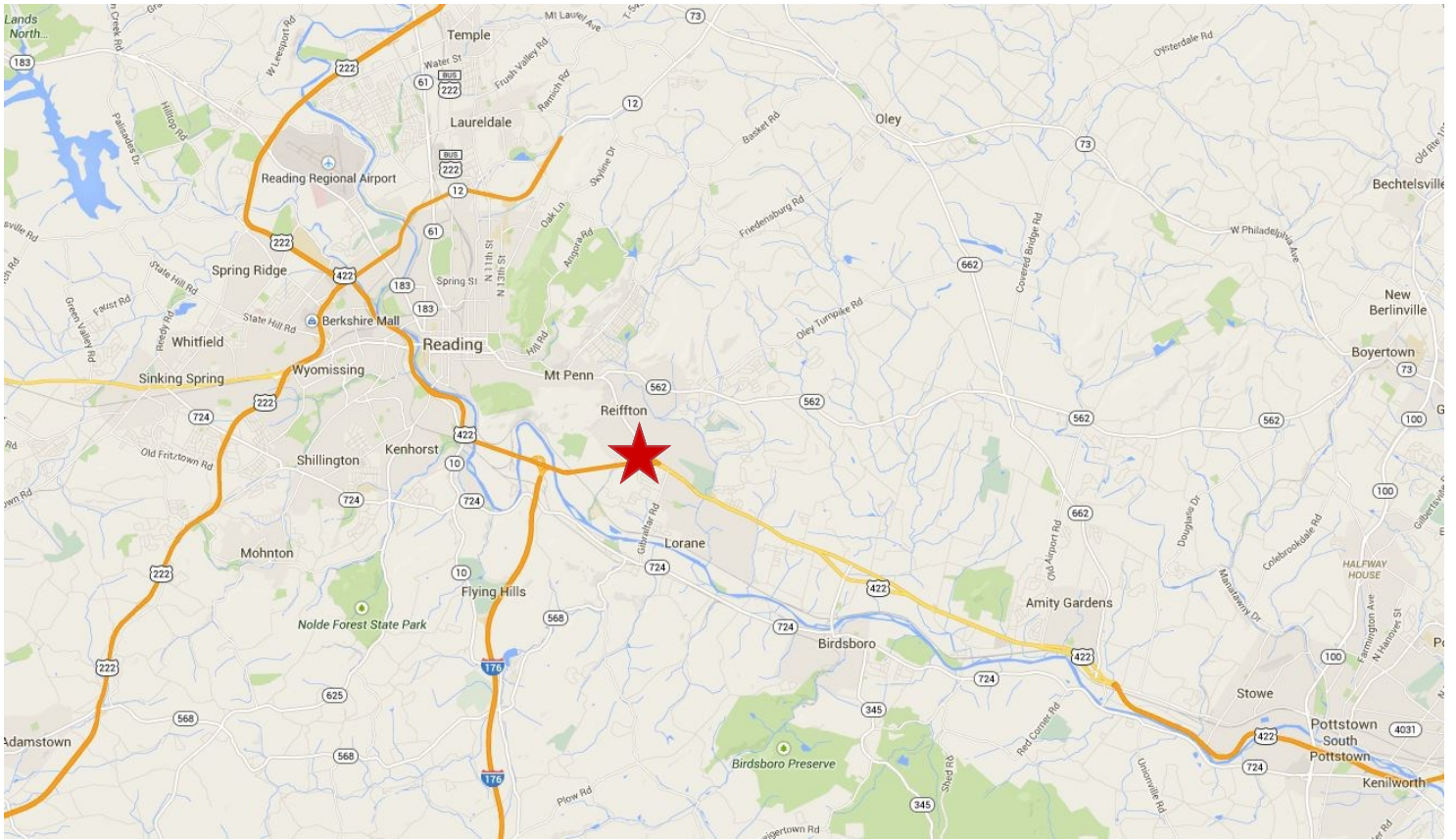
Desirable Street Frontage with
new Signage



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Location



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