

LEASE  
2,343 SF Office Suite  
Wyomissing, PA



## 1981 State Hill Road

Wyomissing, PA 19610  
Berks County, Pennsylvania

### Property Features

- Prime location
- Great frontage
- Privacy
- ADA compliant
- Gross Lease

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# Data Sheet

For Lease  
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GENERAL DATA	
<b>Address:</b>	1981 State Hill Road Wyomissing, PA 19610
<b>Lease Rate:</b>	\$21.50/SF
<b>Utilities:</b>	Included
<b>CAM:</b>	Included
<b>R.E. Taxes:</b>	Included
<b>Data / Telecom:</b>	CAT 5E



DESCRIPTION	
<b>Size (SF):</b>	<b>2,343 SF</b> The entire building is 6,290 SF.
<b>Site:</b>	The site was recently purchased and renovated for Premier Foot & Ankle Associates, who occupy approx. 60% of the building. The location includes 180' of frontage along State Hill road with signage opportunity. Easy access to local highway systems and amenities.
<b>Description:</b>	Space has private entrance via a common vestibule. Current configuration includes an open office area, 6 private offices and a conference room.
<b>Parking:</b>	5.31:1,000 SF Parking Ratio
<b>Bathrooms:</b>	Two
<b>Lease Type:</b>	Full service lease. Tenant to pay in-suite janitorial.



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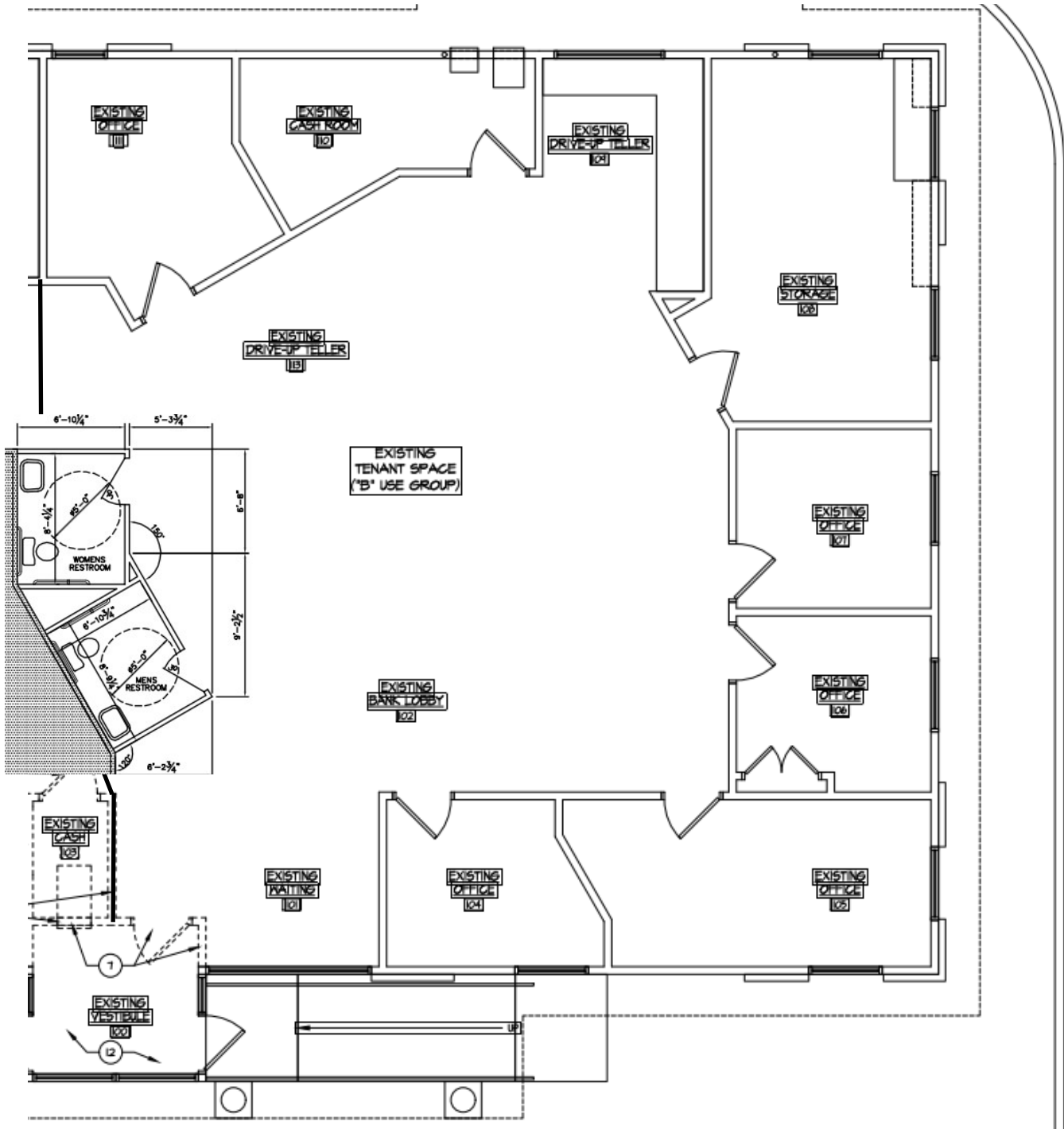
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Floorplan



Aerial View

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# Local Amenities

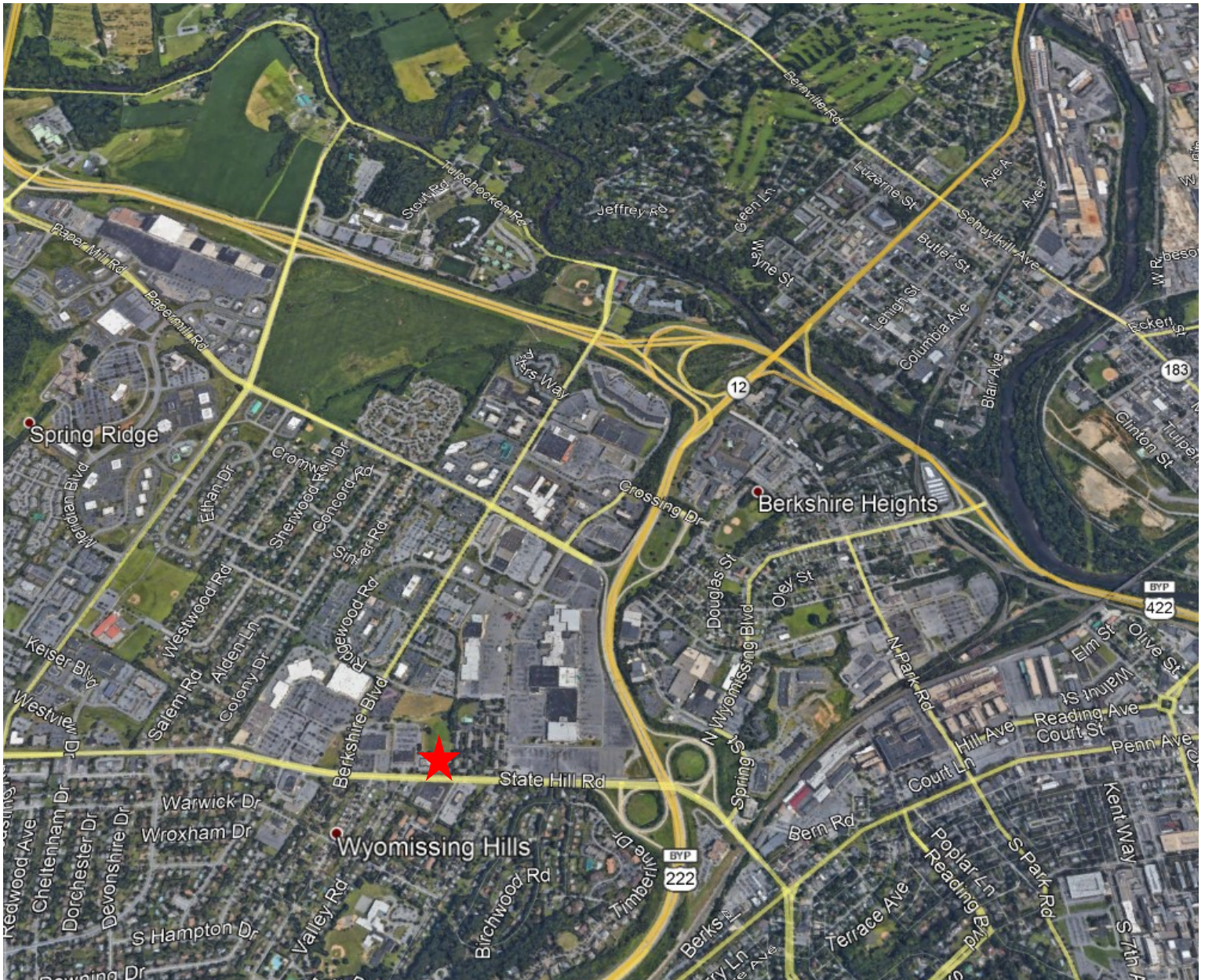


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