

# EXCEPTIONAL OFFICE SPACE & LOCATION IN WEST READING AVAILABLE FOR OFFICE & RETAIL SUBLEASE 739 READING AVENUE, WEST READING



2,569 - 144,042 SF AVAILABLE



## Property Highlights

- Zoning: GB - General Business District
- Located at The Knitting Mills - Master Planned Redevelopment project
- Former Vanity Fair Headquarters and Outlet Center
- Building fully renovated in 2018
- Large windows; plenty of natural light
- First floor open space for personalized build-out
- Second floor: Office suites
- Third and Fourth floors - professional office and Executive-suite areas
- 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.
- 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.

# AMAZING OFFICE AND RETAIL SPACE AVAILABLE FOR SUBLEASE

739 READING AVENUE WEST READING, PA



## Location: The Knitting Mills



**543 Exclusive Parking Spaces**

**Shared Spaces Building 202, 111, 113, 114 & 105**

- Building 202: 25 parking spaces per 1,000 rsf based on 543 parking spaces
- Bldg. 202: up to 32 parking spaces per 1,000 rsf based on 667 parking spaces available

**THE KNITTING MILLS** DEDICATED SURFACE PARKING SPACES

**EQUUS** CAPITAL PARTNERS, LTD. **WA** WULF ARCHITECTS, INC.

### Knitting Mills Master-Planned Redevelopment

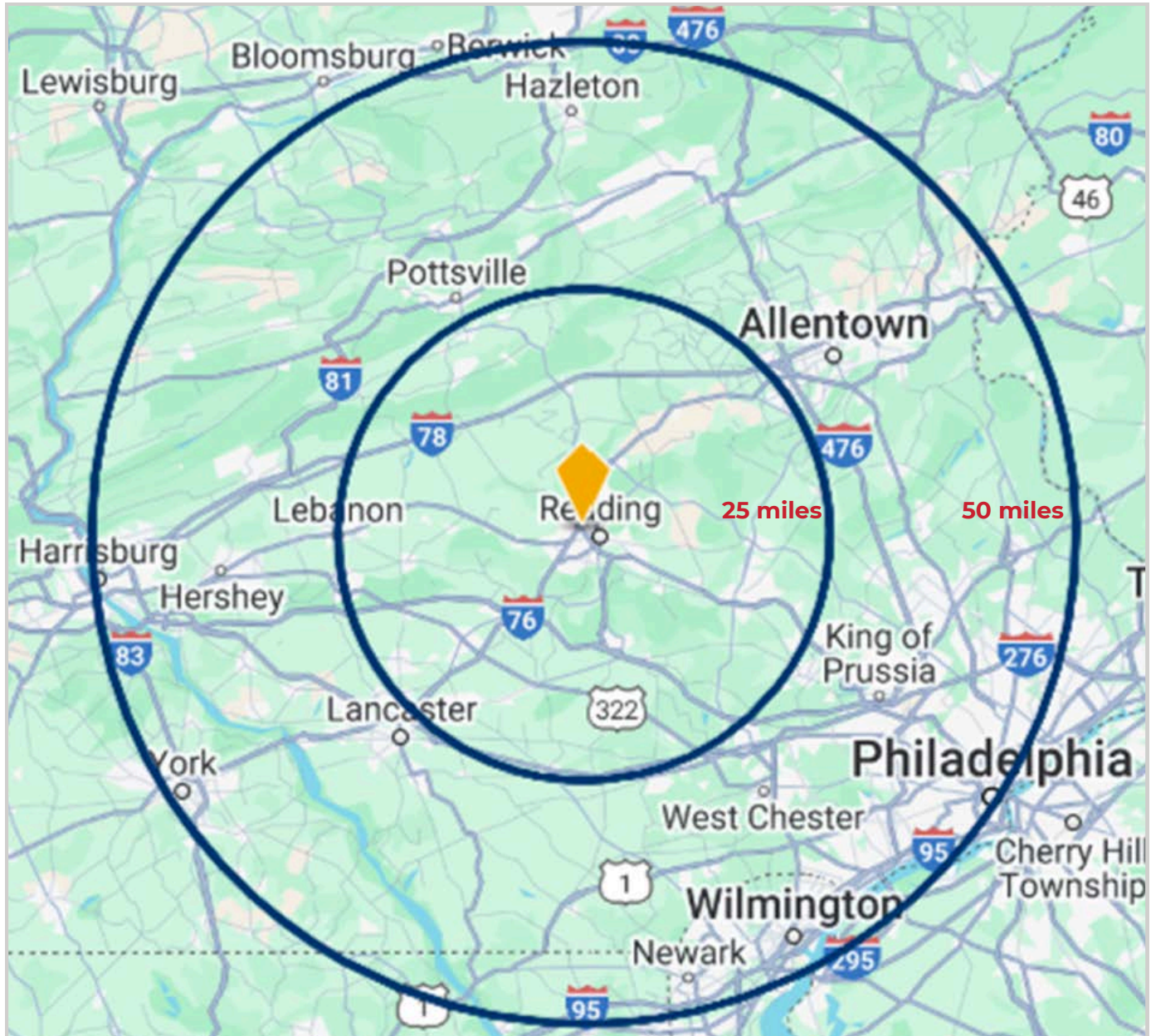
The Property is located within the Knitting Mills Redevelopment, a vibrant, master-planned mixed-use project in Wyomissing, Pennsylvania. Originally a series of knitting mills for the VF Corporation, later the nation's first outlet center, the site was purchased and redeveloped into today's Class A corporate campus which is now home to corporations such as UGI, Teleflex, Tower Health, and Drexel University College of Medicine at Tower Health. Retail projects on the site include McDonald's, Wawa, Sly Fox Brewing and B2 Bistro & Bar, all of which executed new long term leases for this location since redevelopment commenced in 2016.

# AMAZING OFFICE AND RETAIL SPACE AVAILABLE FOR SUBLEASE

739 READING AVENUE, WEST READING, PA



## Location



Located at the intersection of Routes 422 and 222, Wyomissing/West Reading has developed into a significant commercial hub for the Philadelphia area. Building 202 at The Knitting Mills, which was formerly the Vanity Fair Outlet Center, is conveniently located within walking distance of numerous retail shops, medical offices, restaurants, and hotels. With excellent access to major roadways and public transport, this location is perfect for employee commutes.

### Distances to Major Pennsylvania Cities

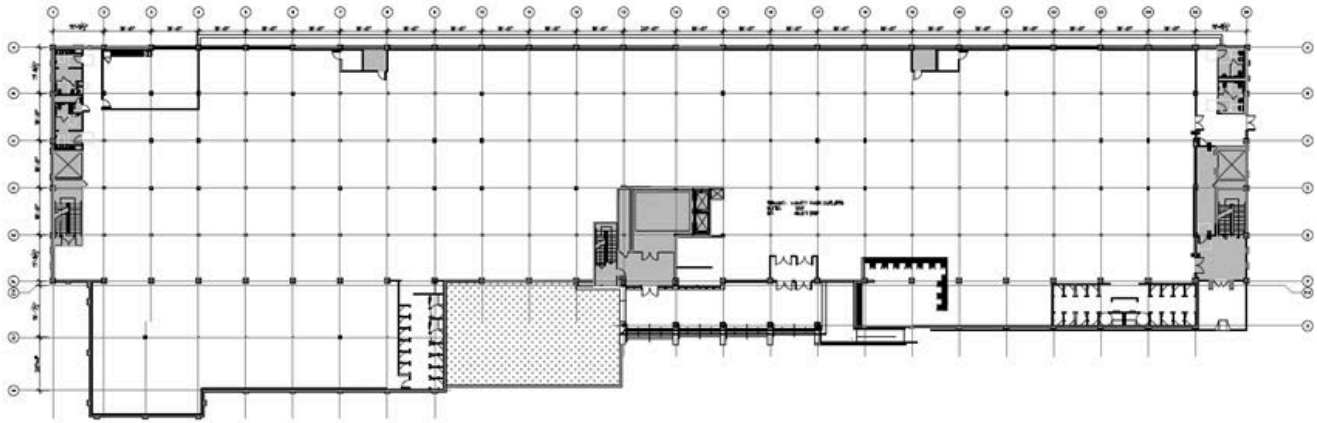
Philadelphia	58 miles
Harrisburg	61 miles
Lancaster	33 miles
York	54 miles
Allentown	40 miles
Bethlehem	47 miles

# AMAZING OFFICE AND RETAIL SPACE AVAILABLE FOR SUBLEASE

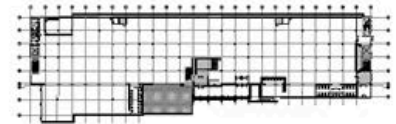
739 READING AVENUE WEST READING, PA



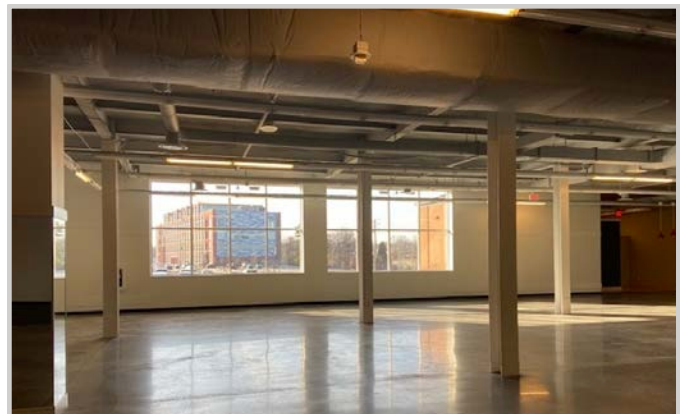
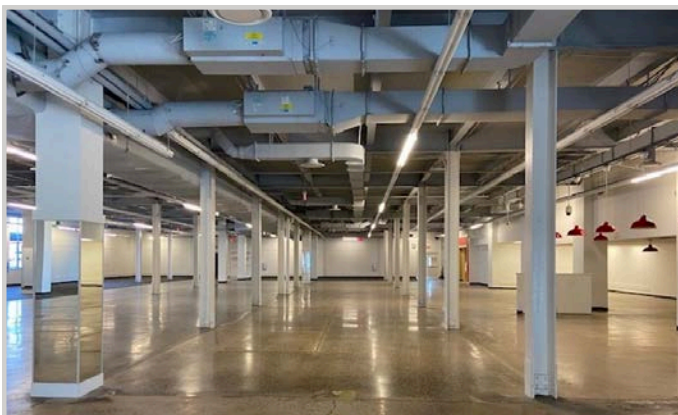
## First Floor



**First Floor: 48,000 sf**



## First Floor Photos

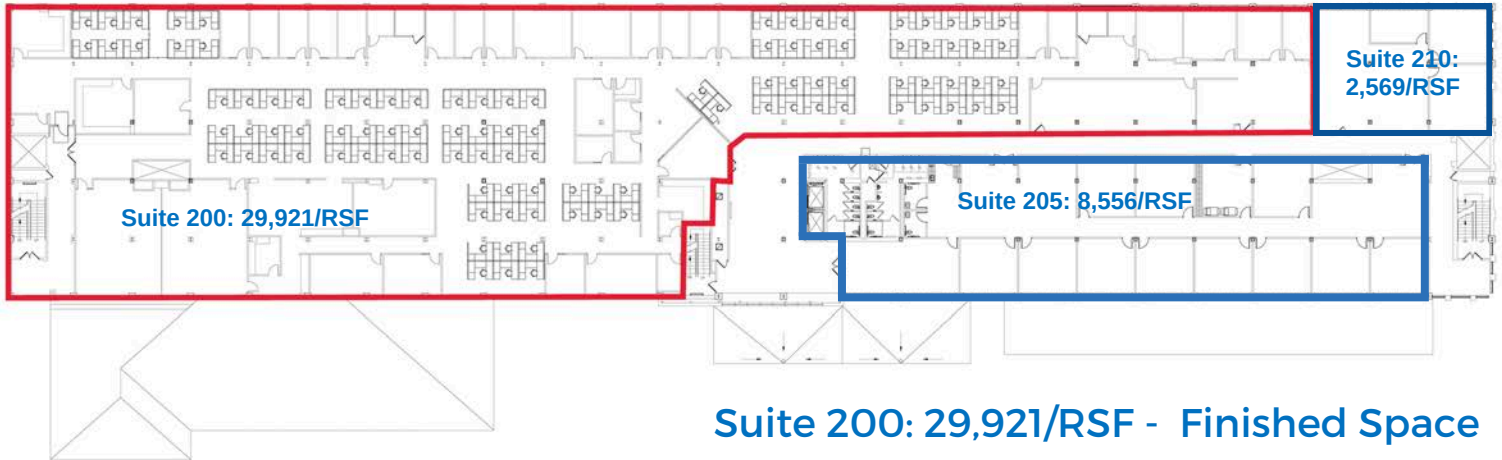


# AMAZING OFFICE AND RETAIL SPACE AVAILABLE FOR SUBLEASE

739 READING AVENUE WEST READING, PA



## Second Floor



Suite 200: 29,921/RSF - Finished Space

Suite 205: 8,556/RSF - Shell

Suite 210: 2,569/RSF - Shell

### Second Floor Photos



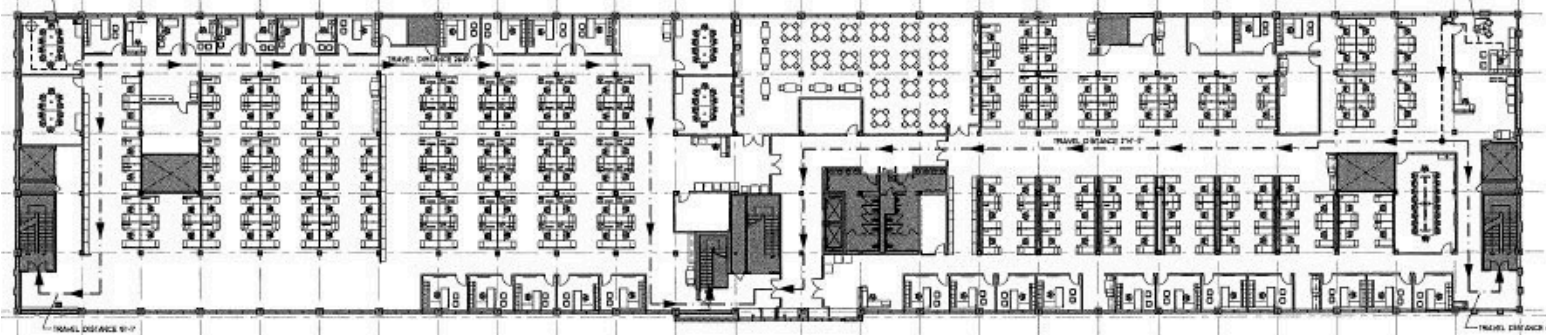
# AMAZING OFFICE AND RETAIL SPACE AVAILABLE FOR SUBLEASE

739 READING AVENUE WEST READING, PA

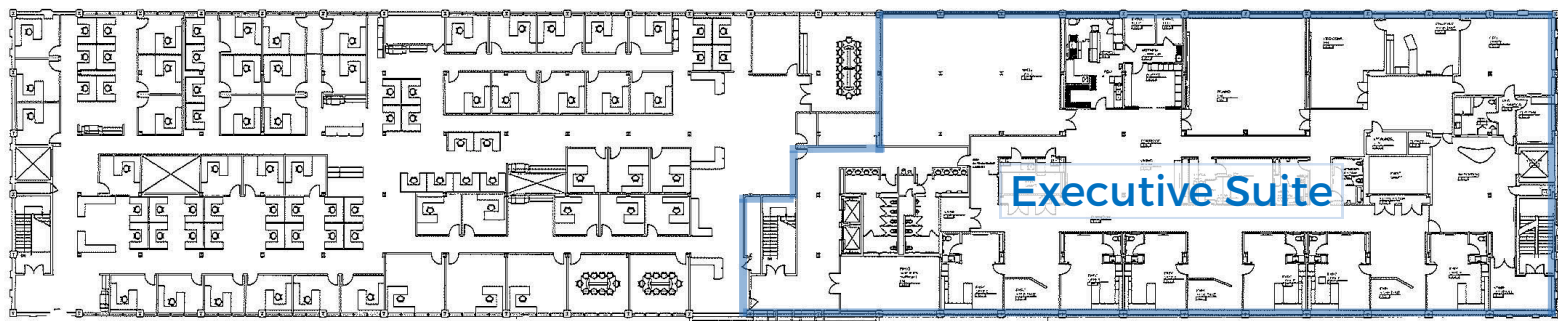


## Third & Fourth Floors

### Third Floor: 40,695 sf

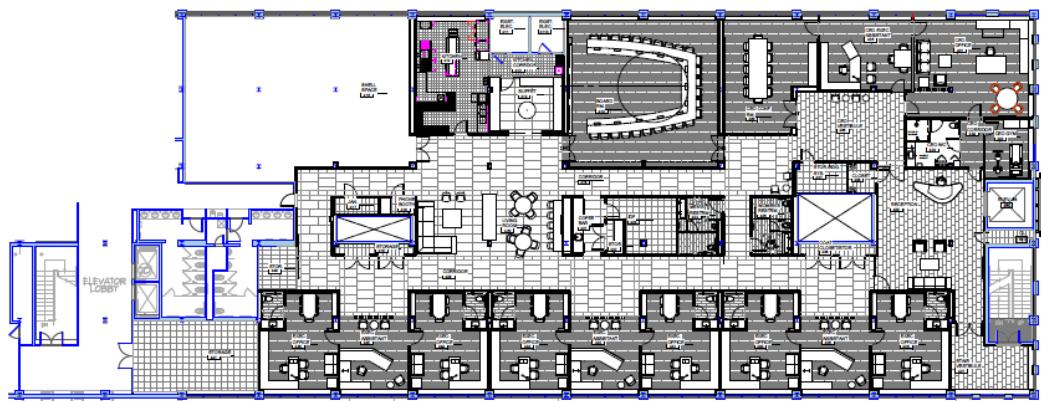


### Fourth Floor: 40,695 sf



### Fourth Floor: Executive Suite Details

Private entrance with elevator to fourth floor



# AMAZING OFFICE AND RETAIL SPACE AVAILABLE FOR SUBLEASE

## 739 READING AVENUE WEST READING, PA



### Local Information

Building 202 at The Knitting Mills, the former Vanity Fair Outlet Center, is within walking distance to many great retail stores, medical offices, restaurants, and hotels. Easy access to major road ways and public transportation, make this an ideal location for employees to travel to.



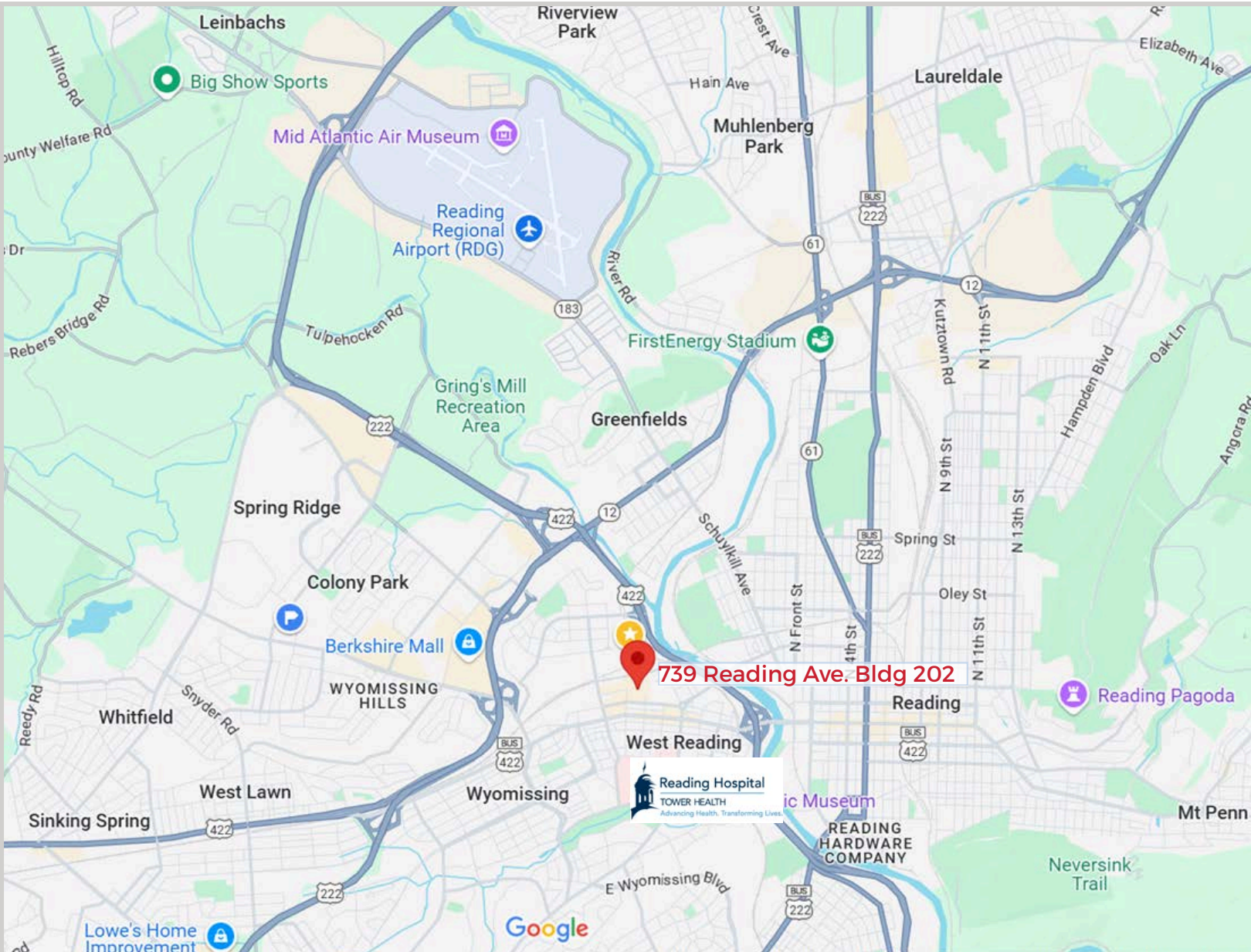
Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Daytime Employment</b>									
<b>Service-Producing Industries</b>	<b>45,333</b>	<b>5,537</b>	<b>8</b>	<b>89,192</b>	<b>10,197</b>	<b>9</b>	<b>116,977</b>	<b>12,814</b>	<b>9</b>
Trade Transportation & Utilities	5,174	599	9	15,088	1,350	11	21,932	1,872	12
Information	648	74	9	1,329	149	9	1,677	191	9
Financial Activities	3,695	593	6	6,670	1,229	5	10,972	1,511	7
Professional & Business Services	4,468	637	7	8,968	1,246	7	13,497	1,665	8
Education & Health Services	18,656	2,574	7	33,656	4,023	8	39,105	4,554	9
Leisure & Hospitality	4,685	346	14	10,066	723	14	12,693	952	13
Other Services	2,987	553	5	5,910	1,196	5	8,749	1,704	5
Public Administration	5,020	161	31	7,505	281	27	8,352	365	23
<b>Goods-Producing Industries</b>	<b>8,250</b>	<b>275</b>	<b>30</b>	<b>16,309</b>	<b>806</b>	<b>20</b>	<b>21,984</b>	<b>1,344</b>	<b>16</b>
Natural Resources & Mining	6	1	6	83	9	9	536	55	10
Construction	4,086	162	25	6,149	486	13	8,680	853	10
Manufacturing	4,158	112	37	10,077	311	32	12,768	436	29
<b>Total</b>	<b>53,583</b>	<b>5,812</b>	<b>9</b>	<b>105,501</b>	<b>11,003</b>	<b>10</b>	<b>138,961</b>	<b>14,158</b>	<b>10</b>

# AMAZING OFFICE AND RETAIL SPACE AVAILABLE FOR SUBLEASE

739 READING AVENUE WEST READING, PA



## Transportation



### Distance to Area Airports

- Reading Regional Airport . . . . . 4 miles
- Philadelphia International . . . . . 65 miles
- Harrisburg International . . . . . 57 miles
- Lehigh Valley International . . . . . 43 miles



### Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Reading Ave	N 7th Ave E	5,674	2025	0.09 mi
Penn Ave	S 7th Ave W	12,626	2020	0.19 mi
N Park Rd	Van Reed Rd N	14,357	2025	0.24 mi
W Shore Byp	N Wyomissing Blvd NW	74,487	2025	0.26 mi
North Park Road	PkPlz SE	11,009	2025	0.27 mi
W Shore Byp	N Wyomissing Blvd N	2,139	2025	0.36 mi
North Wyomissing Blvd	N 4th St W	13,744	2025	0.40 mi
West Shore Bypass	Warren St Byp NW	54,061	2025	0.41 mi
W Shore Byp	N Wyomissing Blvd SE	3,754	2025	0.42 mi



## *Commercial Real Estate done smarter*

### **Bob Cook**

484-370-2655  
bcook@jacksoncross.com

### **Mike Barnes**

484-370-2639  
mbarnes@jacksoncross.com

### **Jackson Cross Partners**

610 Freedom Business Center  
Suite 310  
King of Prussia, PA 19406  
www.jacksoncross.com  
610-265-7700

Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, change of price or other conditions, prior sale or lease withdraw without notice. Jackson Cross Partners, any cooperating broker, and any salesperson working with either, are representing the owner's interest and fiduciary responsibilities to the owner, but are obligated to treat all parties fairly. Property listings held by brokerage firms other than Jackson Cross Partners, LLC may be included herein.

