

50 Innovation Way, Wyomissing, PA

FOR LEASE



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FOR LEASE

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



FOR LEASE

Building: Drexel University College of Medicine at Tower Health

Floors: 5 and 6

Square Feet: 60,000 SF



FOR LEASE



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TRANSIT- ORIENTED LOCATION

Located at the confluence of routes 422 and 222, Wyomissing has grown into an important commercial cluster 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 both Philadelphia, Pennsylvania's largest city and Harrisburg, Pennsylvania's state capital.



SITE PLAN



FOR LEASE

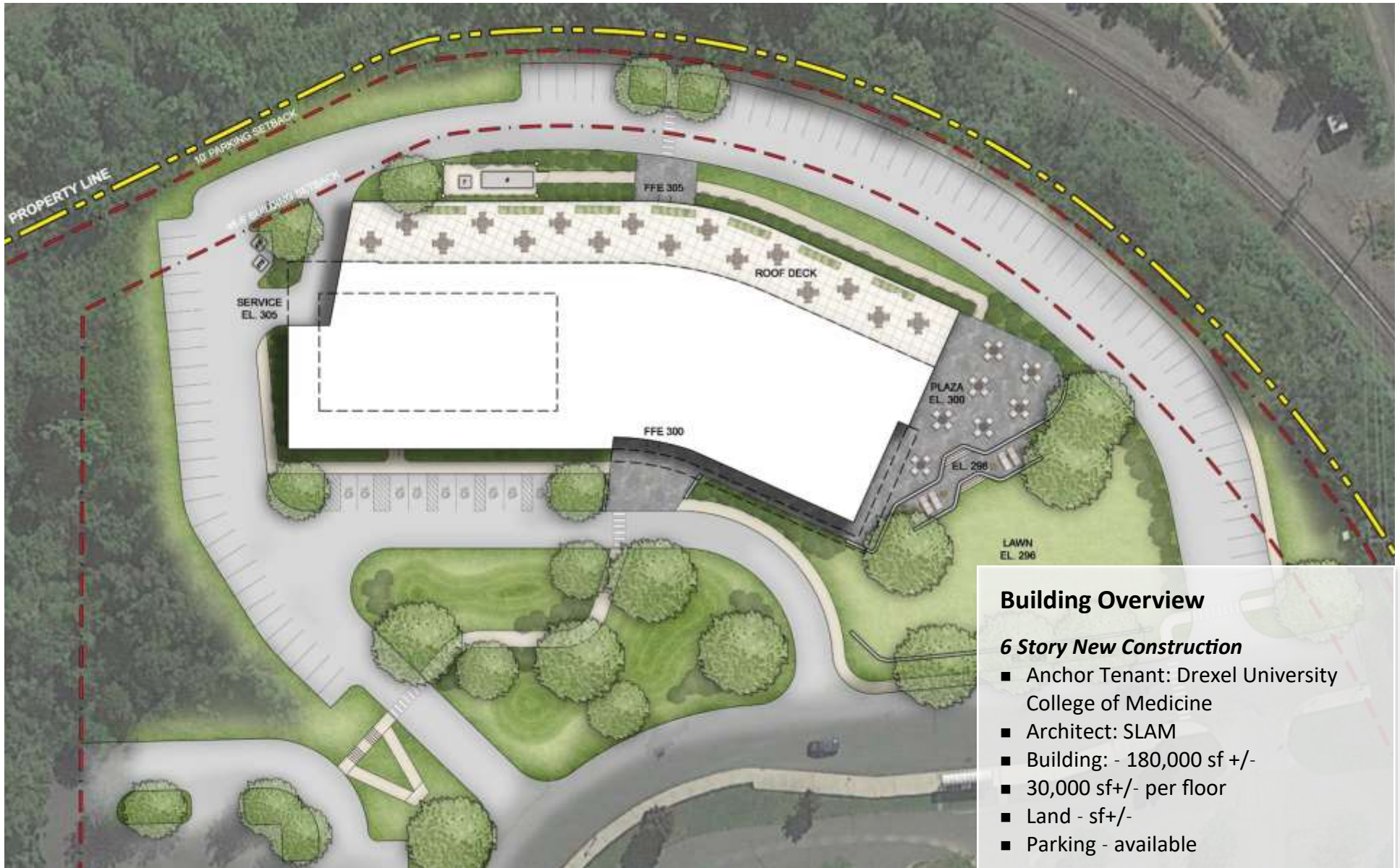
Property Features

Drexel University College of Medicine at Tower Health

- Modern new building
- 60,000 SF 2 top floors ready for occupancy Fall 2021
- Adjacent to Teleflex
- Close to Reading Hospital and West Reading, Wyomissing business and retail districts, VF outlet



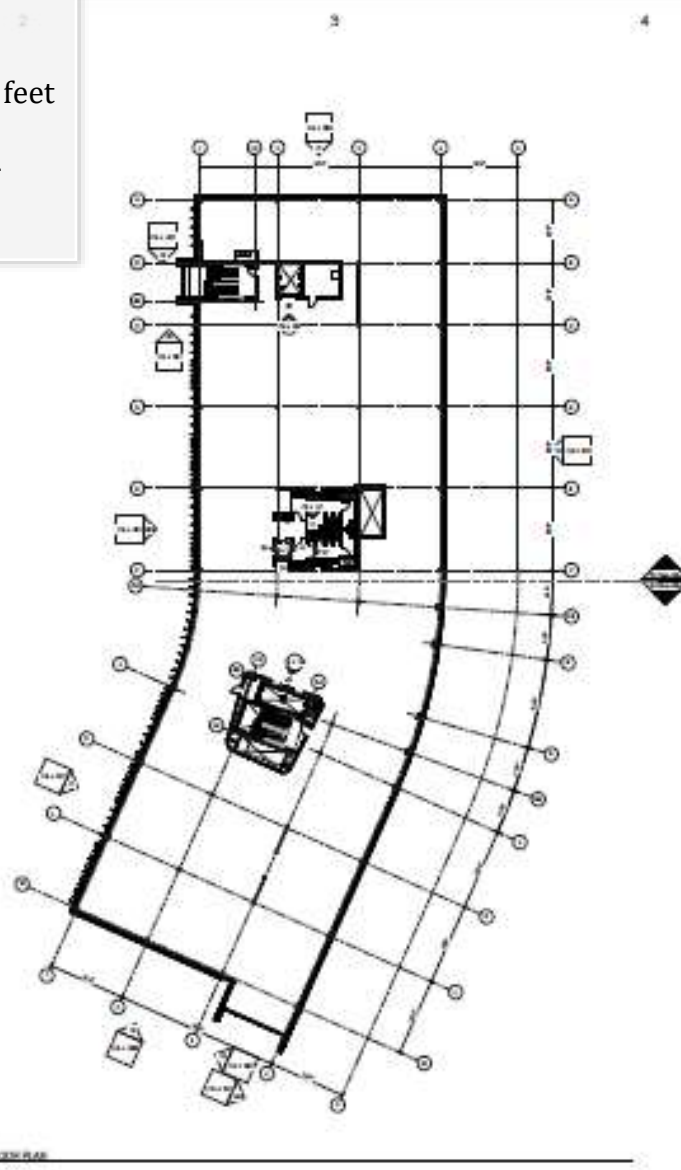
50 INNOVATION WAY



50 INNOVATION WAY

5th Floor

+/- 30,000 rentable square feet
(subject to full building
measurement when con-
struction is completed.)



LEGEND - ALL DIMENSIONS IN FEET

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SLAM
Structural & Load Analysis Method

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Broom, MA 02170-7100
phone: 617 357 5000

www.slamonline.com

Room:
Section:
Name:
Character:

EQUUS
EQUINE MANAGEMENT SYSTEMS

THE EQUUS GROUP
EQUINE MANAGEMENT SYSTEMS

Drexel
Drexel University

Drexel / Tower
Health College of
Medicine
Wilmington, PA



NO.	DATE	DESCRIPTION
1	10/1/00	ISSUED FOR PERMIT
2	10/1/00	ISSUED FOR PERMIT
3	10/1/00	ISSUED FOR PERMIT
4	10/1/00	ISSUED FOR PERMIT
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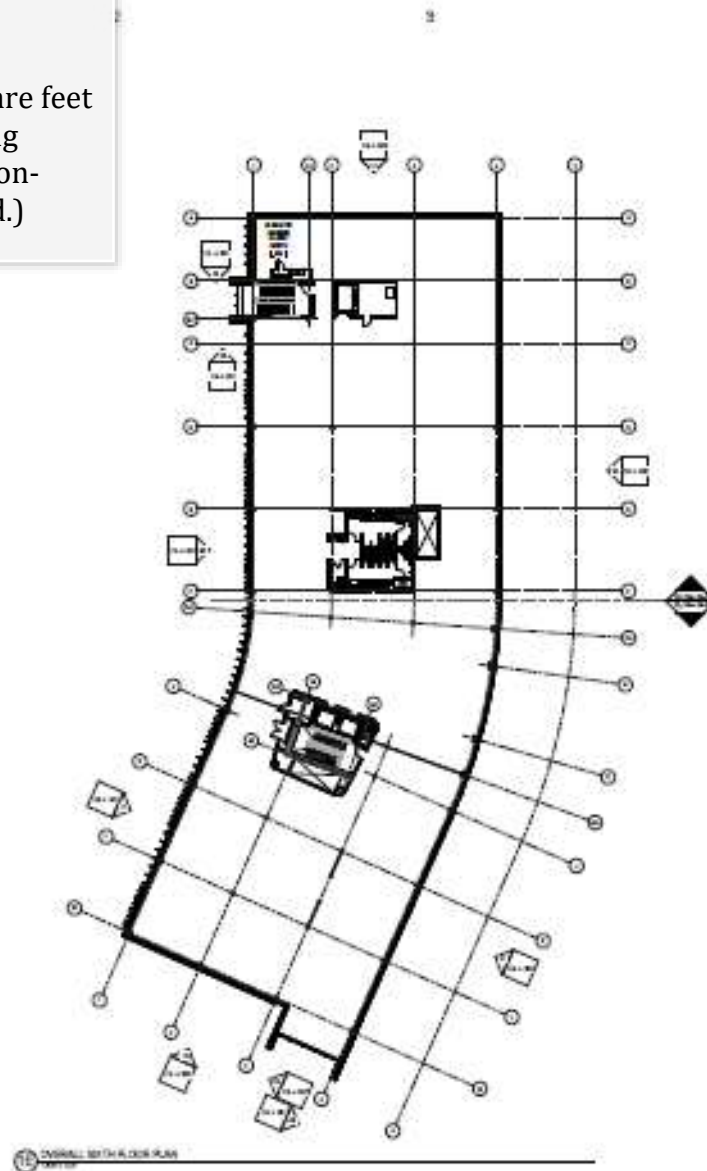
OVERALL FIFTH FLOOR
PLAN

CS-A-105

50 INNOVATION WAY

6th Floor

+/- 30,000 rentable square feet
(subject to full building
measurement when con-
struction is completed.)



FLOOR PLAN GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
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FLOOR PLAN LEGEND:

- 1. ROOM NUMBER
- 2. ROOM NAME
- 3. ROOM TYPE
- 4. ROOM SIZE
- 5. ROOM COLOR
- 6. ROOM FLOOR
- 7. ROOM AREA
- 8. ROOM PERIMETER
- 9. ROOM VOLUME
- 10. ROOM WEIGHT

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Phone: 617.551.0000
www.slamcorp.com

Author:

Checker:

Drexel / Tower
Health College of
Medicine
Wilmington, PA

LOCATION

DATE: 10/1/10

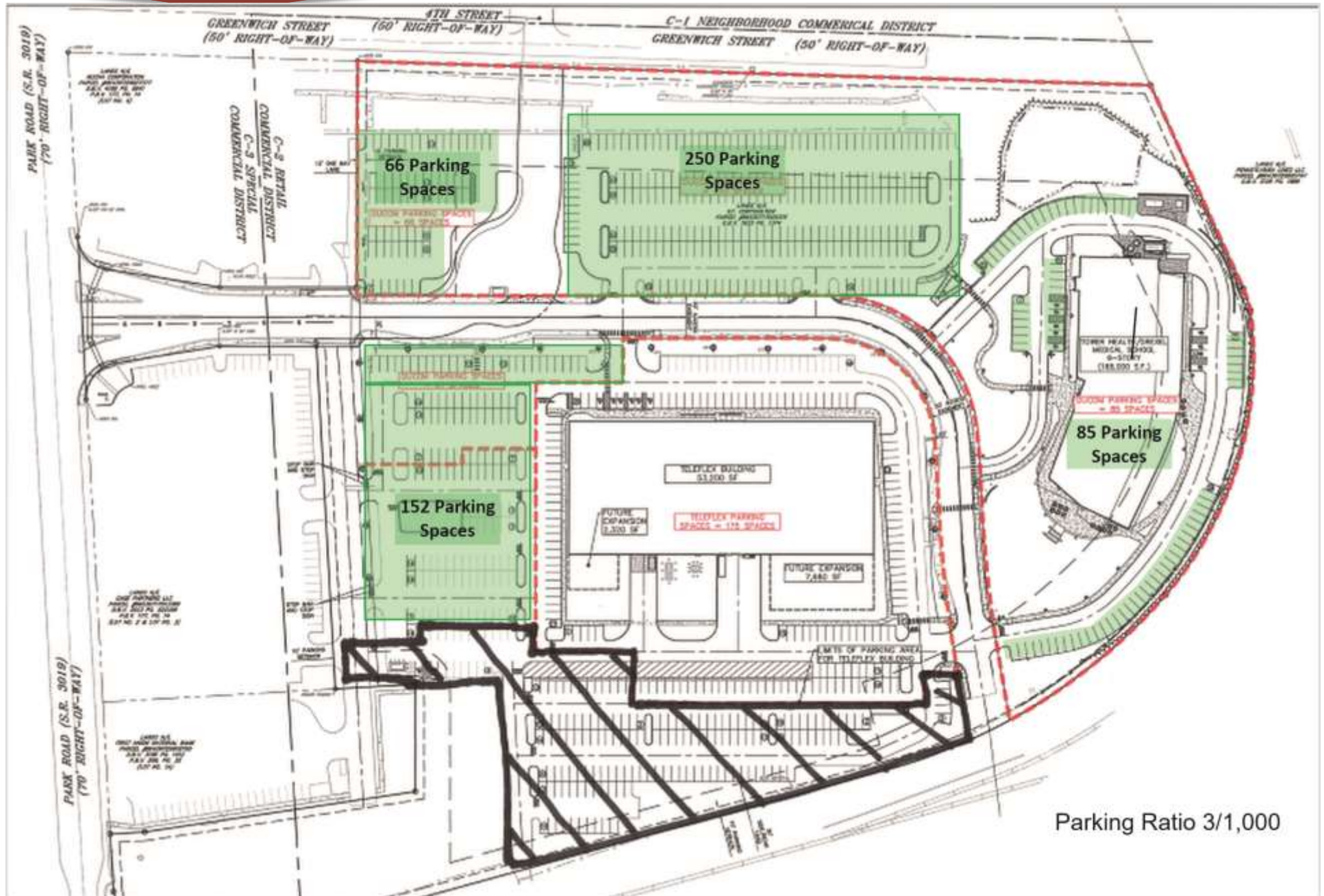
BY: JPM

FOR: JCP

OVERALL SIXTH FLOOR PLAN

CS-A-108

PARKING



Parking Ratio 3/1,000



VISUAL FROM 422—SOUTH BOUND



LOCAL AREA MAP



AMENITY RICH LOCATION

The Campus benefits from its location at the center of a regional shopping node in Wyomissing. Nearby amenities include the Berkshire Mall, The Shoppes at Wyomissing, Berkshire Square, Tower Health's Reading Hospital and numerous other restaurant and retail locations. The Knitting Mills redevelopment includes a McDonald's, Wawa and Sly Fox Brewery on site. There are numerous shops and restaurants within a five-minute walk of the Campus, many of them along Penn Avenue, Wyomissing's charming main street. The Knitting Mills campus offers the walk-ability so sought after by today's tenants, as evidenced by the strong leasing activity at The Knitting Mills. Two hotels are adjacent to Knitting Mills, a Courtyard by Marriott and a Holiday Inn Express that was completely renovated in 2016-2017.

DOWNTOWN
READING

422

422

THE **KNITTING MILLS**
WYOMISSING, PENNSYLVANIA

TOWER HEALTH
MEDICAL CAMPUS

1. HOLIDAY INN EXPRESS
2. WILLOUGHBY'S ON PARK
3. WELLS FARGO
4. SLYFOX BREWERY
5. COURTYARD BY MARRIOTT
6. SLICK WILLY'S KARTS & EATS
7. THE WORKS IN WYOMISSING
8. BUILDING 24 KITCHEN & BAR
9. GOLD'S GYM
10. BRICKSTONE'S FOOD & SPIRITS
11. WAWA
12. PNC BANK
13. MCDONALD'S
14. MAT BANK
15. WENDY'S
16. THE BARLEY MOW
17. COMALI TAQUERIA
18. EL MORRO CAFE
19. VF OUTLET
20. B2 BISTRO & BAR
21. THE LOFTS AT NARROW
22. RITE AID
23. SUNOCO GAS STATION
24. GEORGIO'S PIZZERIA
25. VAN'S CAFE
26. CAFE BOLD
27. CHATTY MONKS BREWING COMPANY
28. TOWER HEALTH/ READING HOSPITAL
29. WEST READING POLICE DEPARTMENT
30. 3RD & SPRUCE CAFE
31. ITALIAN-AMERICAN DEMOCRATIC BAR
32. BREWER'S BAR & GRILL
33. CANDLEWOOD SUITES READING
34. LUKOIL
35. MECCA CARRIBEAN AND SOUL FOOD

THE KNITTING MILLS - EXECUTIVE SUMMARY

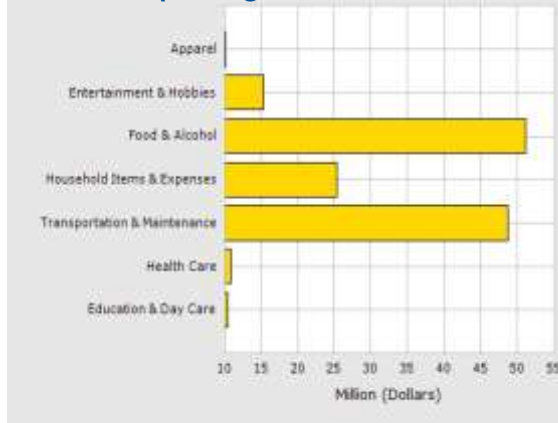


DEMOGRAPHICS

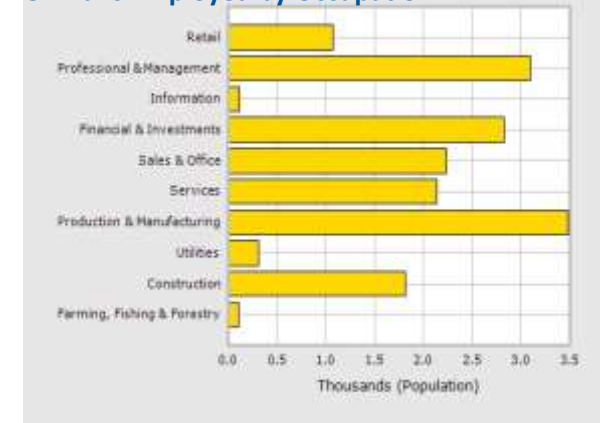
Demographics

Population	1 Mile	3 Miles	5 Miles
2020 Total Population:	10,574	133,181	200,972
2025 Population:	10,721	135,104	204,241
Pop Growth 2020-2025:	1.39%	1.44%	1.63%
Average Age:	39.6	37	38.4
Households			
2020 Total Households:	4,233	49,137	75,625
HH Growth 2020-2025:	1.32%	1.49%	1.66%
Median Household Inc:	\$54,092	\$43,121	\$52,460
Avg Household Size:	2.4	2.6	2.6
2020 Avg HH Vehicles:	1	1	2
Housing			
Median Home Value:	\$163,348	\$131,795	\$153,555
Median Year Built:	1948	1948	1952

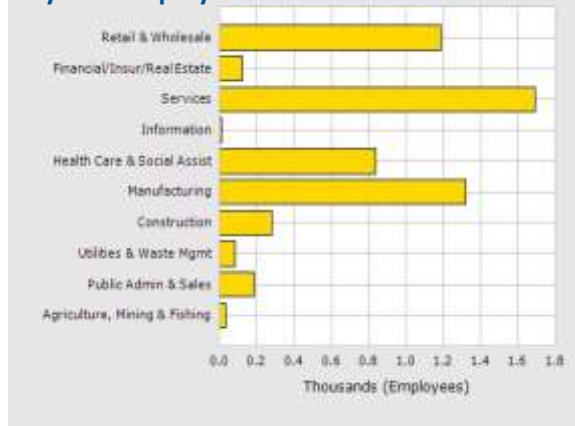
Consumer Spending Tools



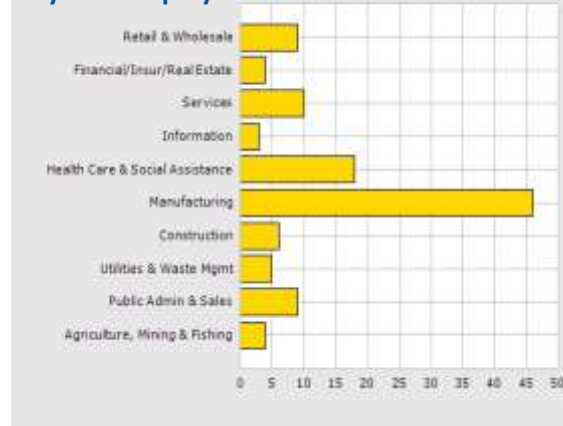
Civilians Employed by Occupation



Daytime Employees



Daytime Employment



Business Types in 5 mile radius

