

50 Innovation Way, Wyomissing, PA

FOR SUBLEASE



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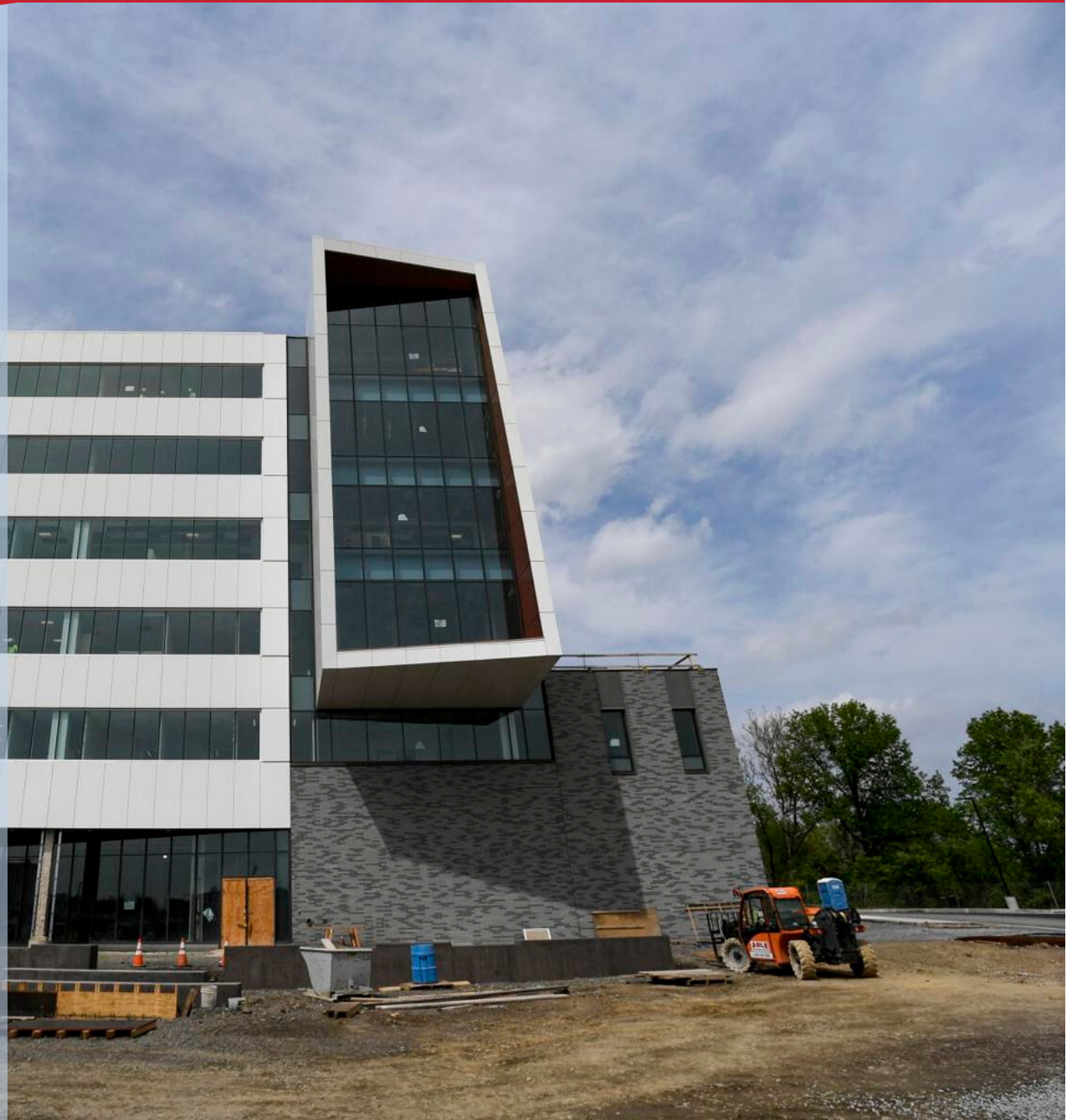
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Property Highlights

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



AVAILABLE FOR SUBLEASE

Building: Drexel University College of Medicine at Tower Health

Floors: 5 and 6

Square Feet: 60,000 SF



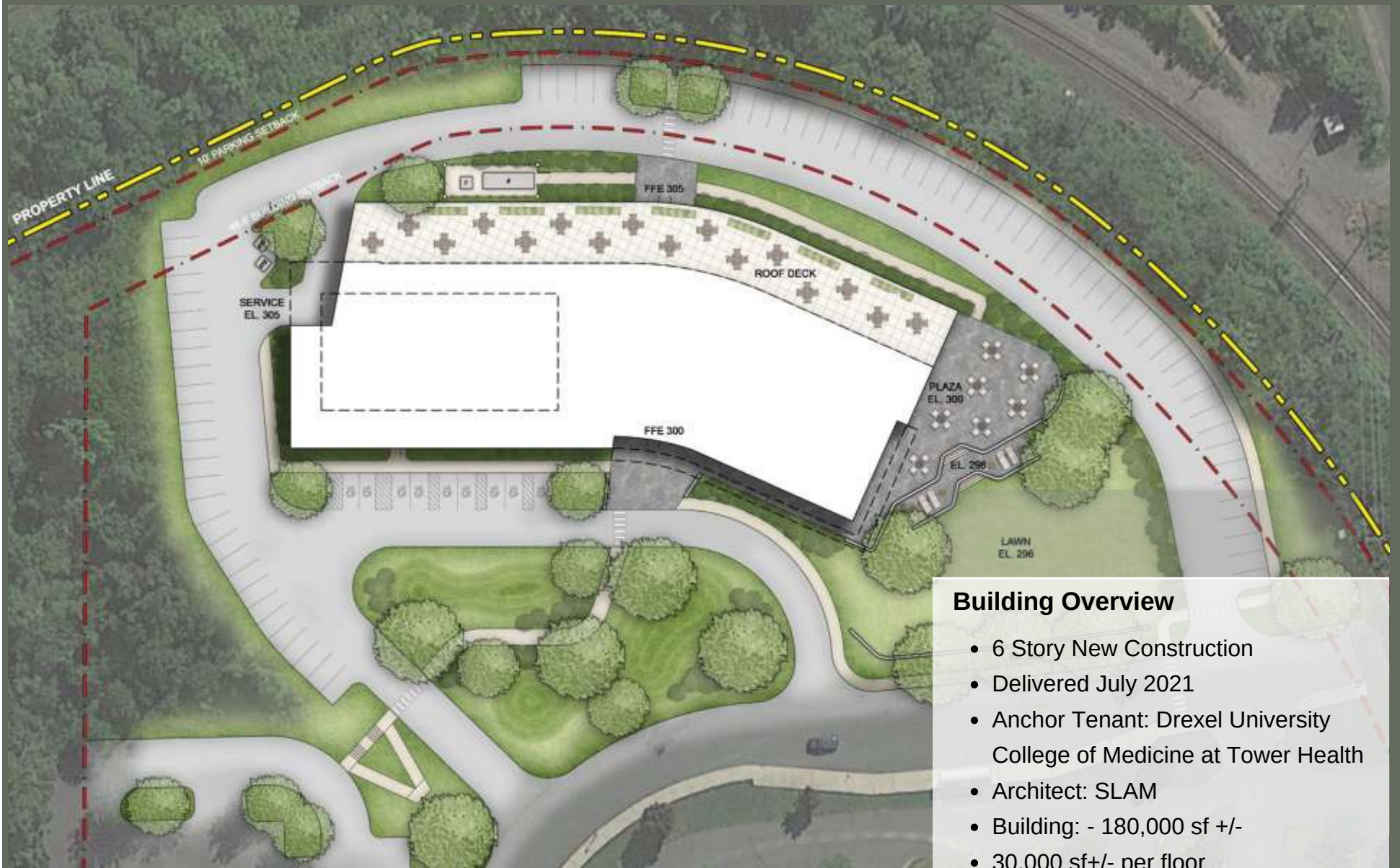
Property Features

Drexel University College of Medicine at Tower Health

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



50 Innovation Way



Building Overview

- 6 Story New Construction
- Delivered July 2021
- Anchor Tenant: Drexel University College of Medicine at Tower Health
- Architect: SLAM
- Building: - 180,000 sf +/-
- 30,000 sf+/- per floor
- Parking - available



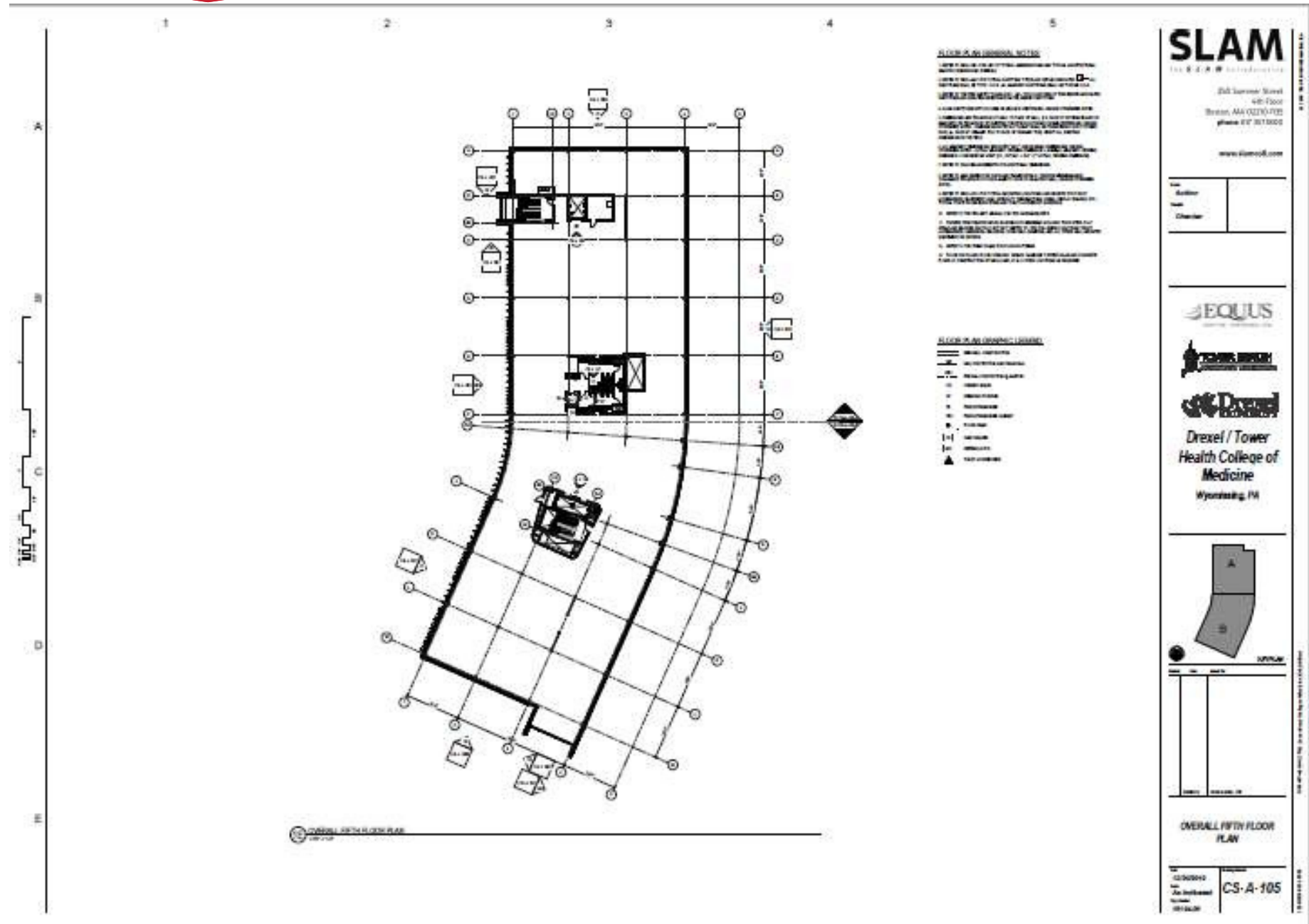
Building Features

Total Building Area:	180,000 rsf
Completion Date:	July 2021
Overall Building Height:	6 stories + mechanical penthouse, 110 feet
Floor to Floor Height:	Fifth and Sixth Floors: 14'-4"
Typical Structural Bay Size:	30 feet x 30 feet
Passenger Elevators (2):	3,500 pound, 200 feet per minute traction elevators
Passenger/Freight Elevator (1):	5,000 pound, 200 feet per minute traction elevator
HVAC System:	
	<ul style="list-style-type: none">• Ventilation: Roof-mounted variable air volume custom air handling unit with dual air tunnels, chilled water cooling coils, and energy recovery coils• Heating: 2 gas-fired condensing high efficiency hot water boilers• Cooling: 3 roof mounted air cooled chillers
Electrical Service:	3000 amp, 480/277V service
Emergency Generator:	500 kW diesel generator supporting life safety systems and selected HVAC equipment



Fifth Floor

30,000 RSF



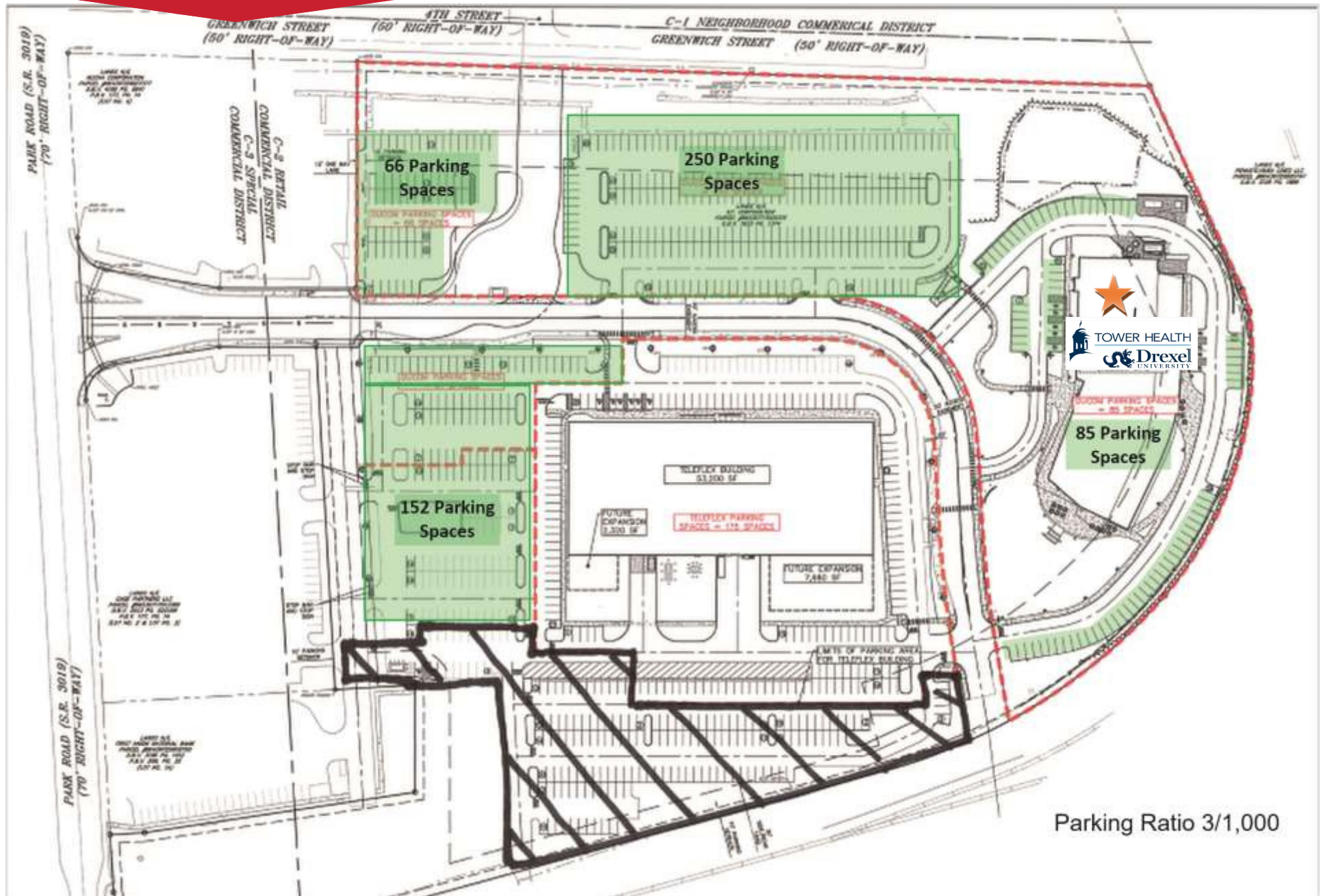
30,000 RSF



Incredible Views



Parking



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



422

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.



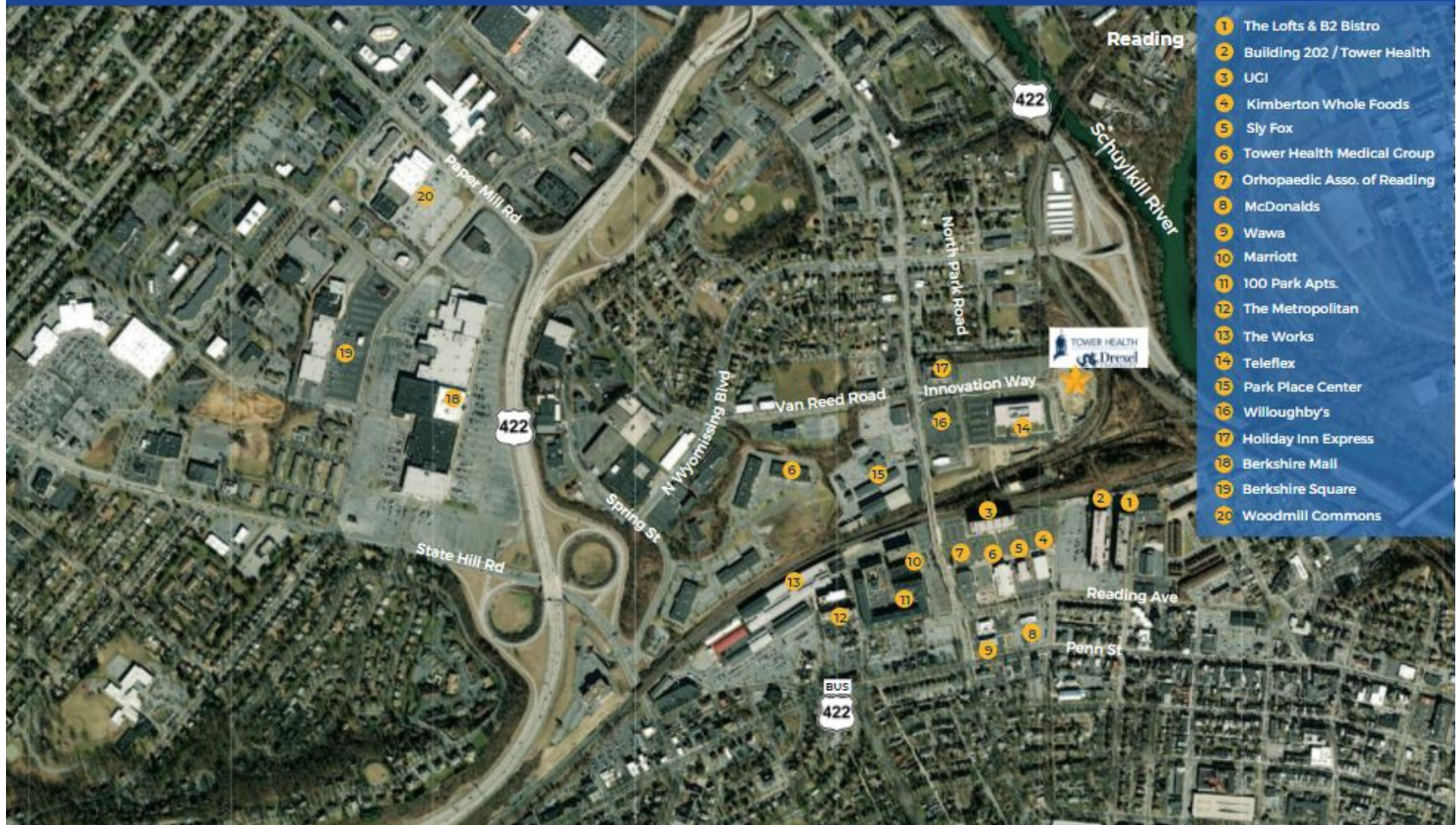
Amenity Rich Location

LOCATION...LOCATION...LOCATION

50 INNOVATION WAY, WYOMISSING PA

Drexel University College
of Medicine @ Tower Health

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



Opportunity to Join a Vibrant Community



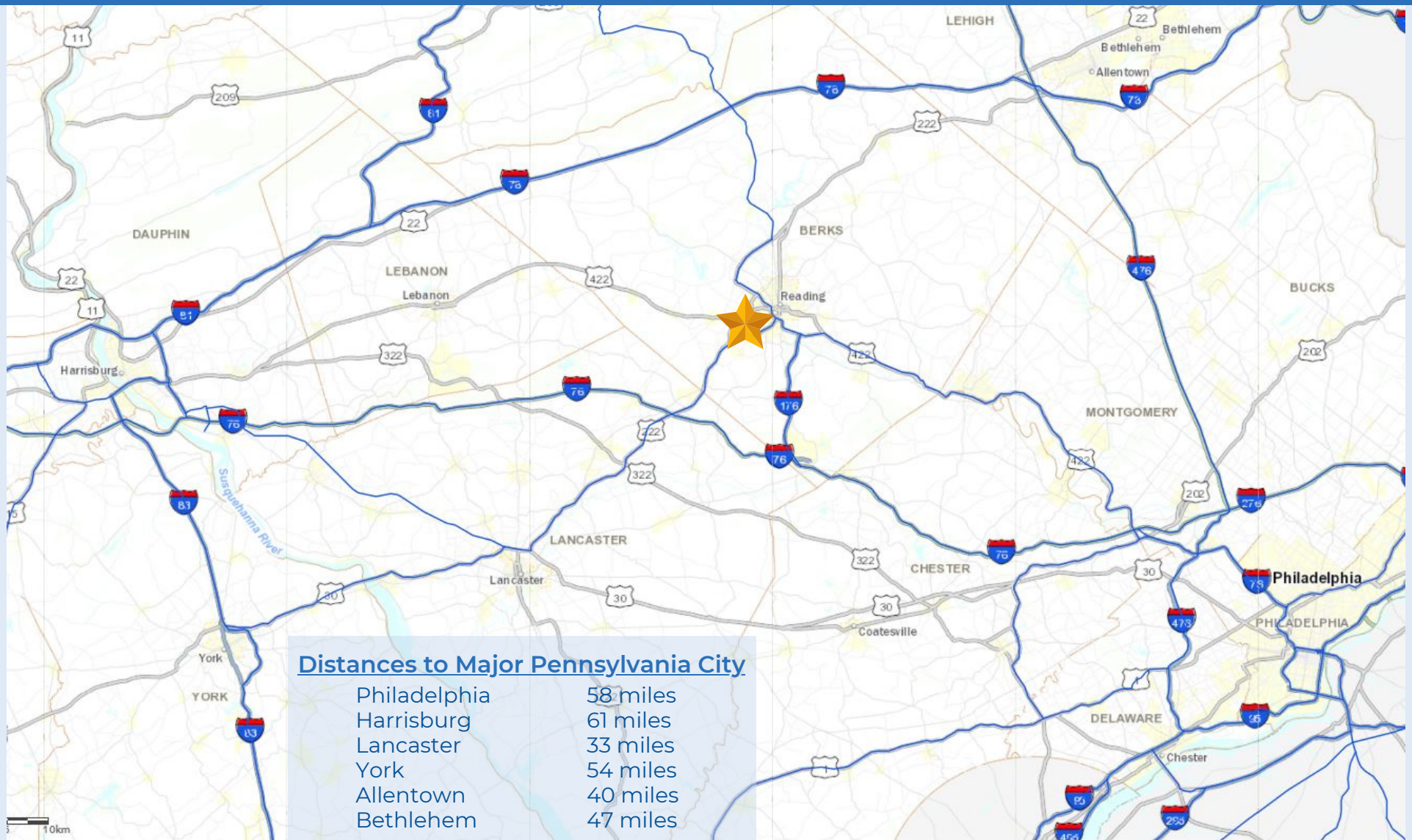
Opportunity to Join a Vibrant Community ...

- Corporate Office?
- Training Center?
- Future Requirements?



TRANSIT-ORIENTED LOCATION

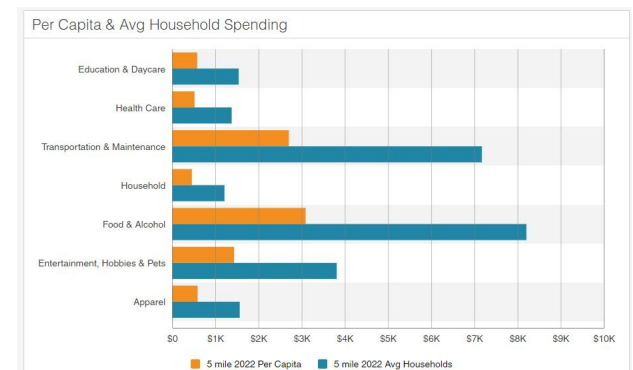
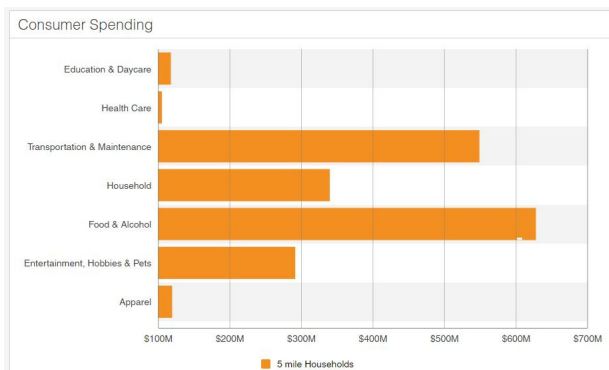
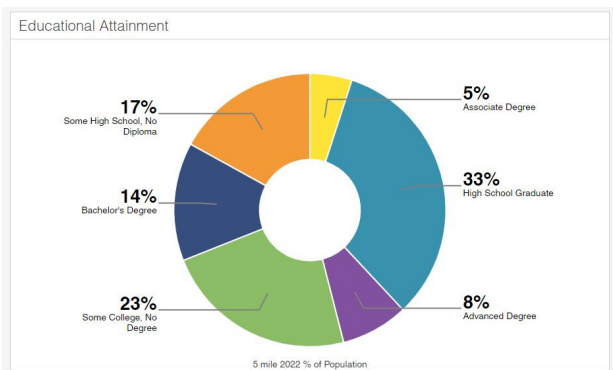
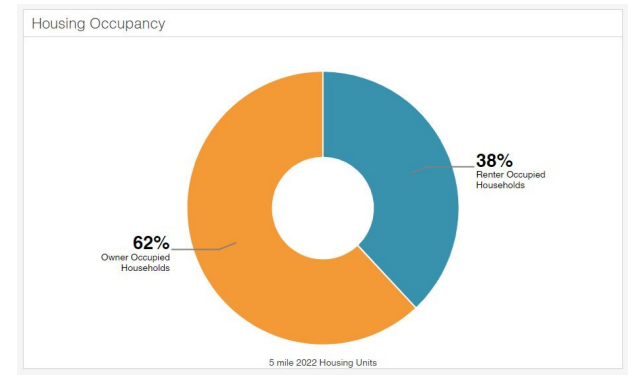
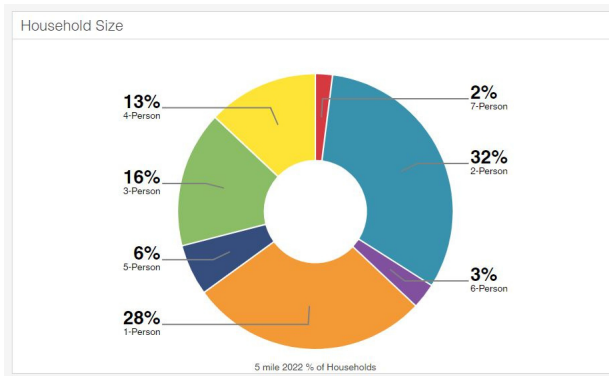
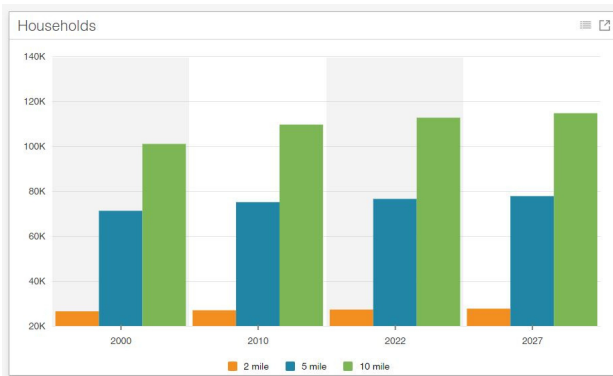
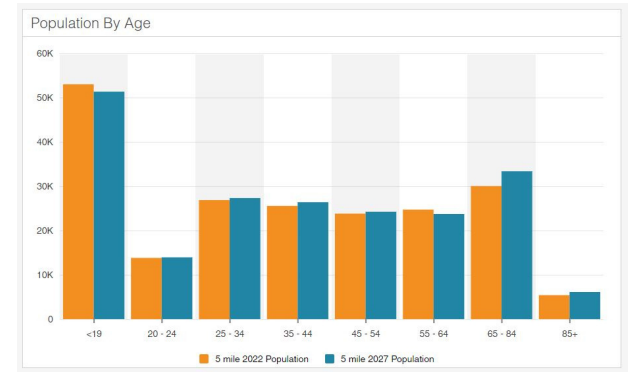
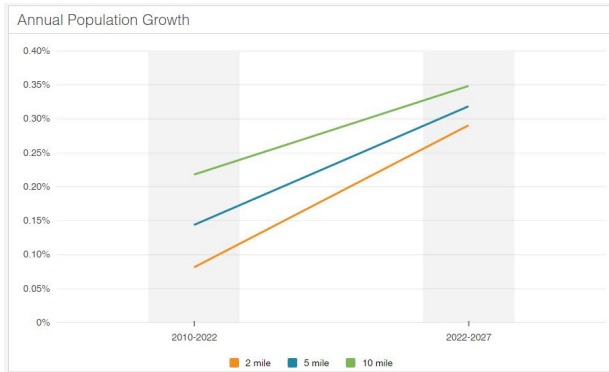
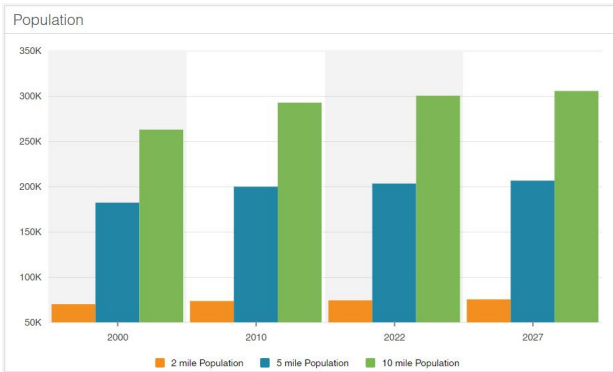
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VISUAL FROM 422—SOUTH BOUND



Demographics



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