

SPECTACULAR OFFICE OR RETAIL SPACE AVAILABLE FOR SUBLEASE

830 KNITTING MILLS WAY, WYOMISSING, PA

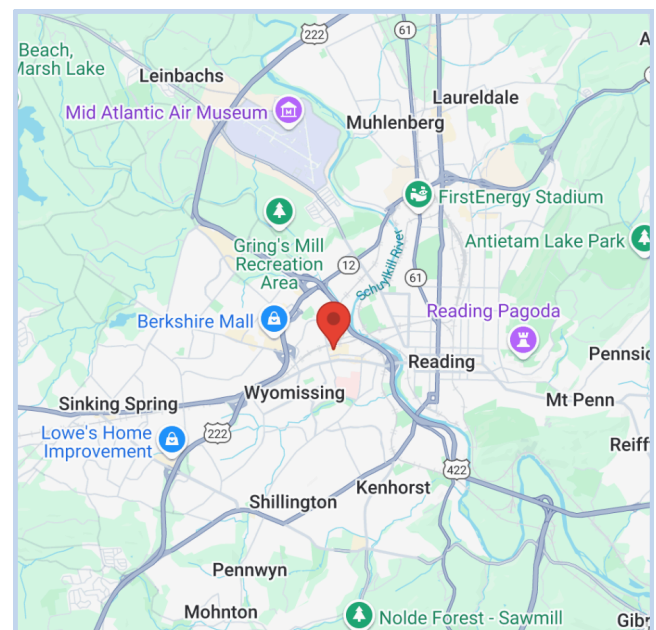


53,000 SF Available



Property Highlights

- Exquisite, stand-alone brick building located within the historic Knitting Mills District
- Built in 1926 and fully renovated in 2019
- Zoning: C-2 Retail Commercial District
- Two Story Building totals 53,000 rsf
 - Ground Level: 26,000 rsf / Ceiling Height 9'
 - First Floor: 27,000 rsf / Ceiling Height 14' and 10'6"
- Elevator serviced with multiple stairs
- New finishes and LED lighting
- 3 parking spaces per 1,000 rsf
- Walking distance to nearby amenities
- Unique environment
- Furnishings available



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Zoning: C-2 Commercial District

USES PERMITTED BY RIGHT

*(SEE ZONING CODE
FOR MORE DETAILS)*

- A. Retail sales of goods
- B. Personal and household service establishments
- C. Municipal use
- D. Indoor theatre, but not adult theatre
- E. Business, professional or governmental offices
- F. Financial institution
- G. Studio
- H. Motel or hotel, including meeting rooms and auditoriums
- I. Public or private elementary, middle, junior or senior high school and/or commercial school for the teaching of trades, arts or skills
- J. Church or similar place of worship
- K. Health fitness center
- L. Fire company facilities, excluding social quarters
- M. Library or post office
- N. Standard restaurant, carry-out restaurant or fast-food restaurant
- O. Accessory uses and structures to the above permitted uses when on the same lot as the permitted use
- P. Forestry activities including, but not limited to, timber harvesting
- Q. Shopping Center
- R. Hotel – 55 or over Apartment – Adult Day Care Mixed Use
- S. Non-Tower Wireless Communications Facilities outside of the Right-of-Ways
- T. Small Wireless Communication Facilities within the Right-of-Ways

USES PERMITTED BY SPECIAL EXCEPTION

- A. Motor vehicle service station
- B. Club or lodge
- C. Bowling alley, skating rink, amusement room
- D. State Licensed nursery school or day care center
- E. Nursing home
- F. Funeral Home
- G. Accessory uses ... not detrimental to the retail commercial district
- H. Tower Based Wireless Communication Facilities

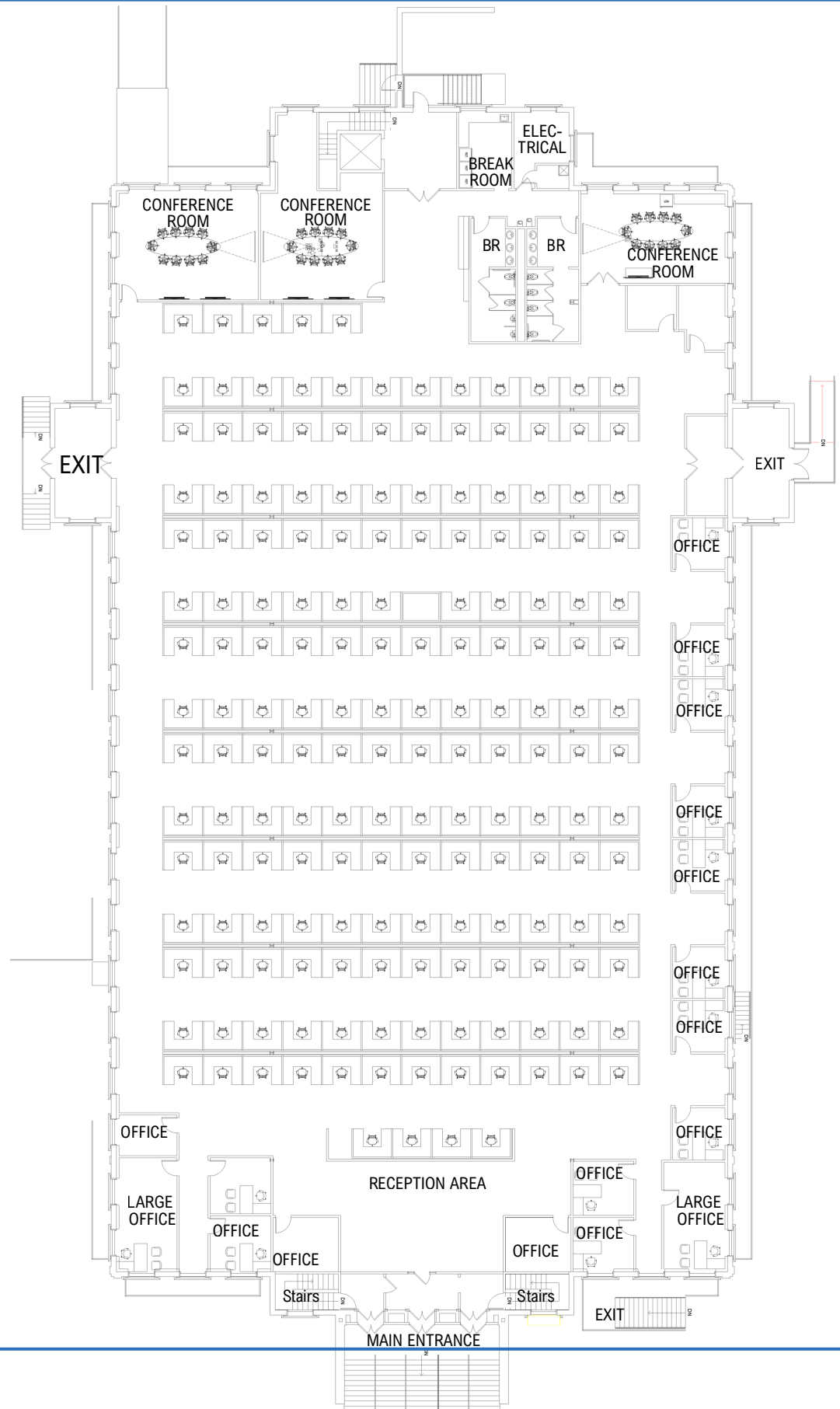
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First Floor Features

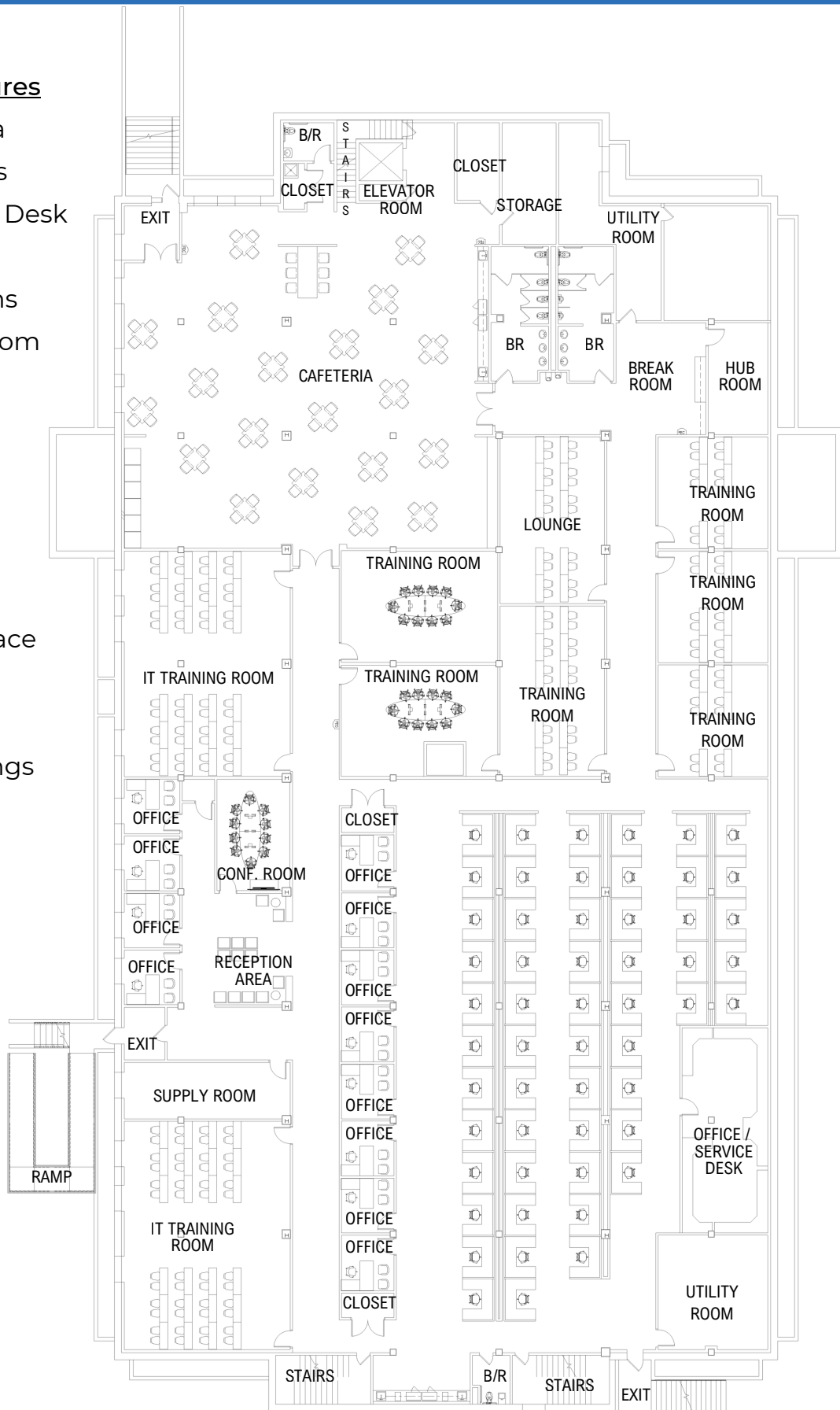
- 1 Reception Area
- 16 Private Offices
- 172 Cubicles
- 3 Conference Rooms
- 1 Break Room
- 2 Large Bathrooms
- 1 Elevator
- LED Lighting
- Ceiling Heights:
14' at highest point
10.6' at lowest



Ground Floor Plan: 26,000 SF

Ground Floor Features

- 1 Reception Area
- 12 Private Offices
- 1 Office / Service Desk
- 54 Cubicles
- 8 Training Rooms
- 1 Conference Room
- 1 Cafeteria
- 1 Lounge
- 1 Break Room
- 1 Hub Room
- 1 Utility Room
- Windows along perimeter of space for natural light
- Ceiling Height:
9' Finished Ceilings

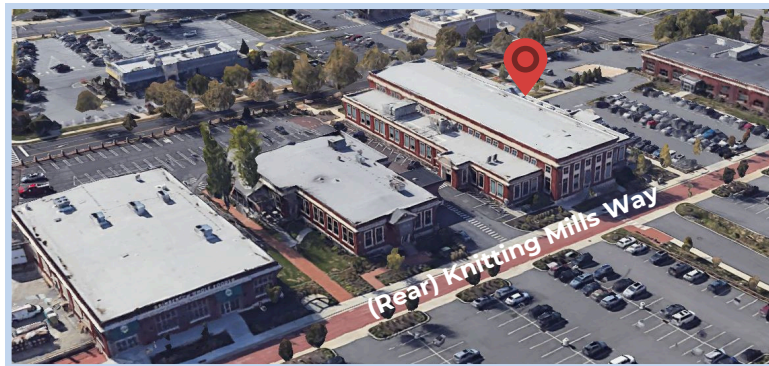


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Exterior



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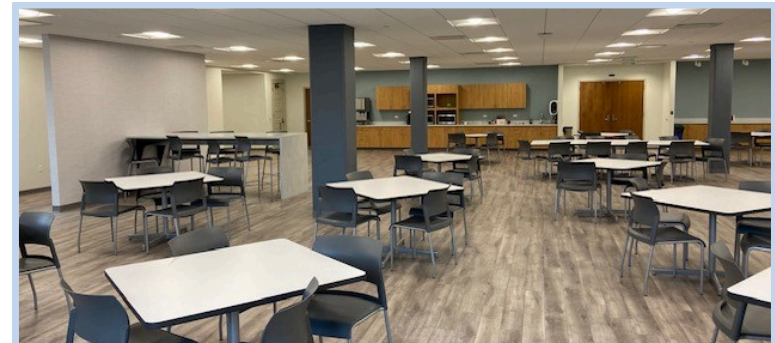
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First Floor - 27,000 SF: Offices, Workstations, Conference Rooms



Ground Floor - 26,000 SF: Training Rooms, Offices, Work Stations, Lounge



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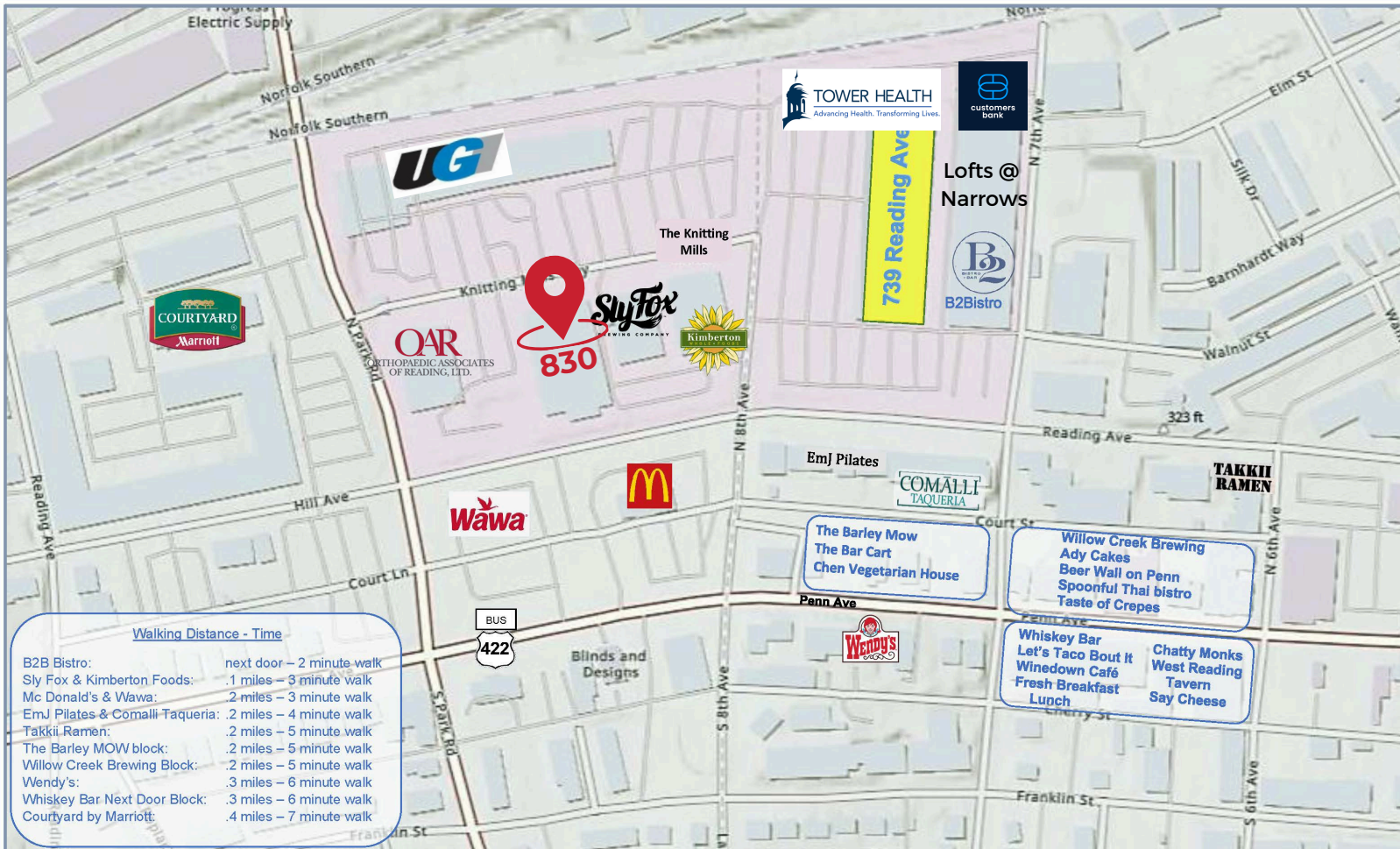
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Local Amenities

Building 113 at The Knitting Mills is within walking distance to many great retail stores, medical offices, restaurants, and hotels. Easy access to major road ways and public transportation, makes this an ideal location for employees to travel to.



Walking Distance - Time

B2B Bistro:	next door – 2 minute walk
Sly Fox & Kimberton Foods:	.1 miles – 3 minute walk
McDonald's & Wawa:	.2 miles – 3 minute walk
EmJ Pilates & Comalli Taqueria:	.2 miles – 4 minute walk
Takki Ramen:	.2 miles – 5 minute walk
The Barley MOW block:	.2 miles – 5 minute walk
Willow Creek Brewing Block:	.2 miles – 5 minute walk
Wendy's:	.3 miles – 6 minute walk
Whiskey Bar Next Door Block:	.3 miles – 6 minute walk
Courtyard by Marriott:	.4 miles – 7 minute walk

NEIGHBORS



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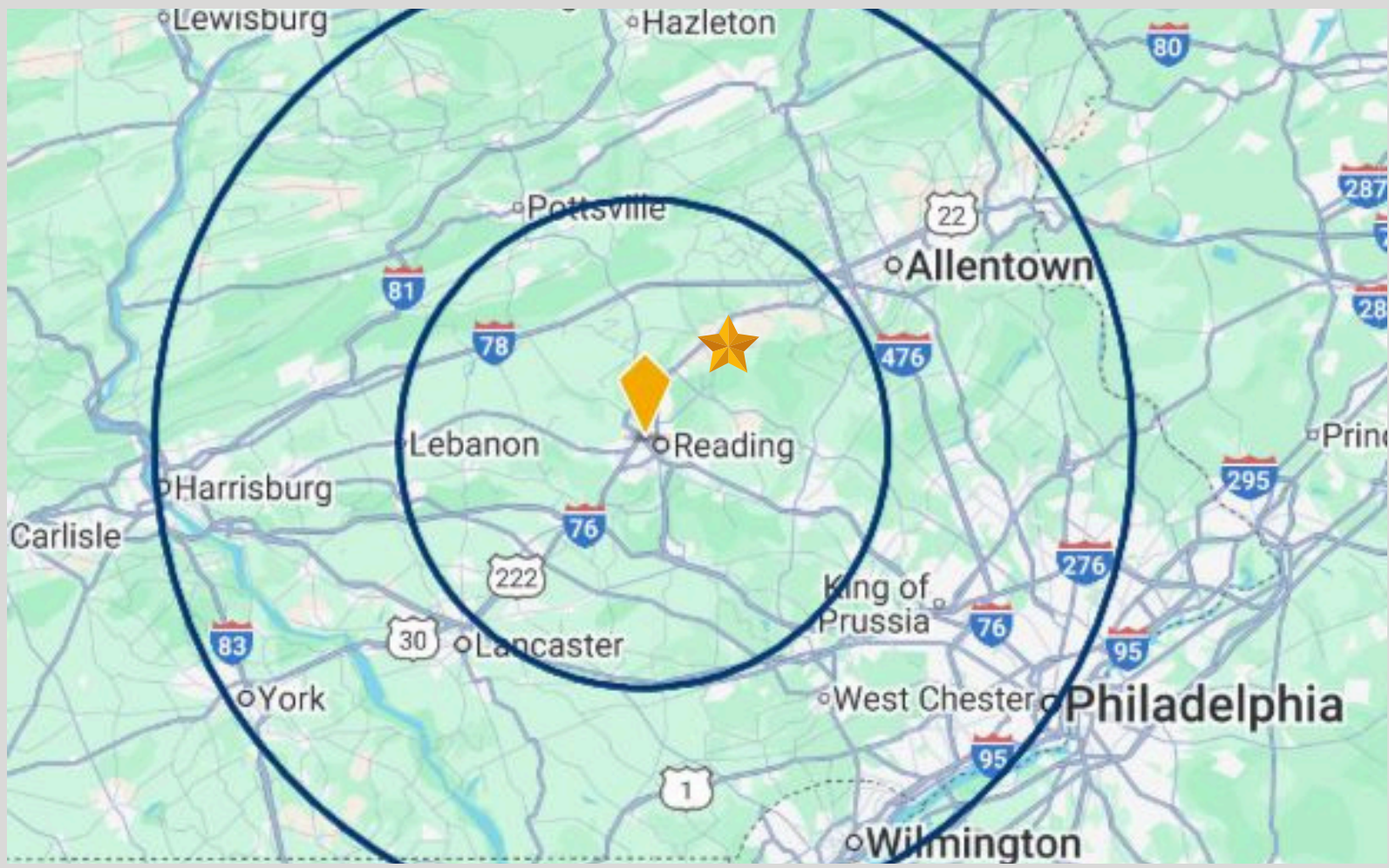
AMAZING OFFICE OR RETAIL SPACE AVAILABLE FOR SUBLEASE

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TRANSIT-ORIENTED LOCATION

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



Distances to Major Pennsylvania Cities

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

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Commercial Real Estate done smarter

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