

**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

- 830 Knitting Mills is a two-story, beautiful brick building totaling 53,000 sf
- Ground Level: 26,000 sf / Ceiling height 9'
- First Floor: 27,000 sf / Ceiling height 14' and 10'6"
- Fully renovated in 2019
- Zoning: C-2 Retail Commercial District
- Parking: 3/1,000
- 18 Private offices
- 226 Cubicles
- 8 Training rooms
- 4 Conference rooms
- 2 Reception areas
- Cafeteria
- Elevator

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Location: The Knitting Mills



The Knitting Mills

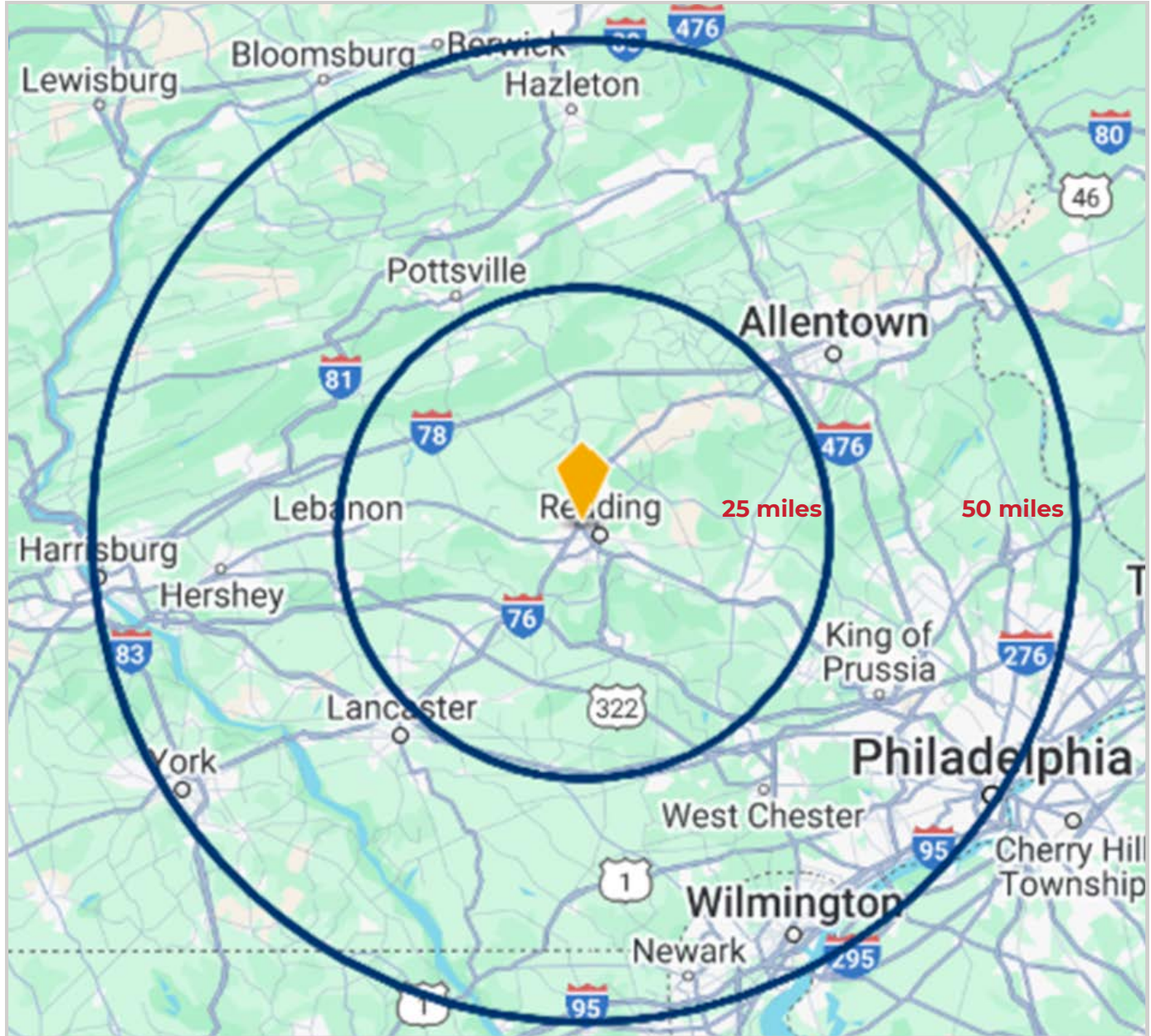
In 2016, The Knitting Mills was redeveloped into a master-planned, mixed-use destination. Originally, it was a series of knitting mills for Textile Machine Works, which was the largest stocking manufacturer in the world during the 1920's. Later, Vanity Fair Corporation bought the site and opened the first Outlet Center in the U.S.

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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

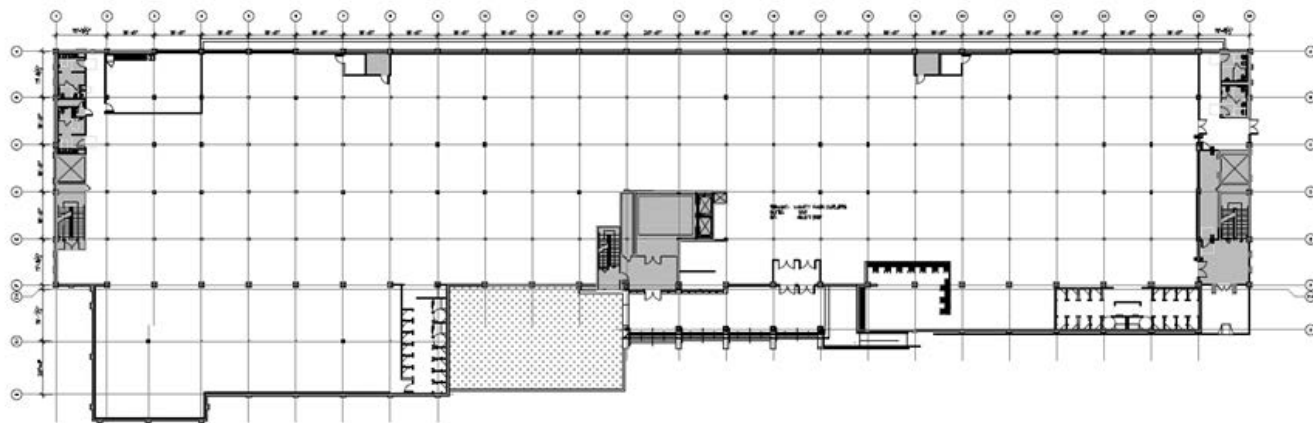
Philadelphia	58 miles
Harrisburg	61 miles
Lancaster	33 miles
York	54 miles
Allentown	40 miles
Bethlehem	47 miles

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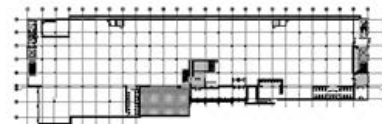
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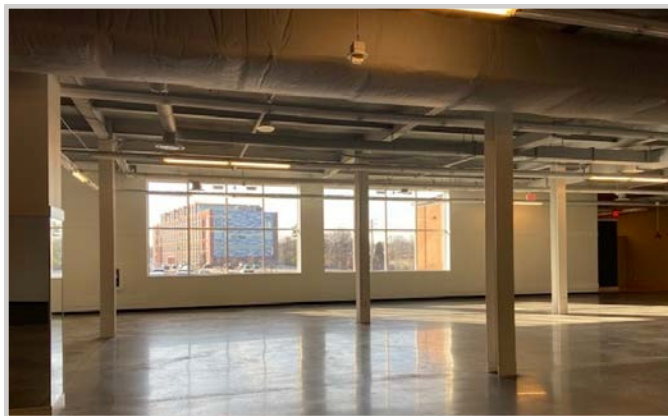
First Floor



First Floor: 48,000 sf



First Floor Photos

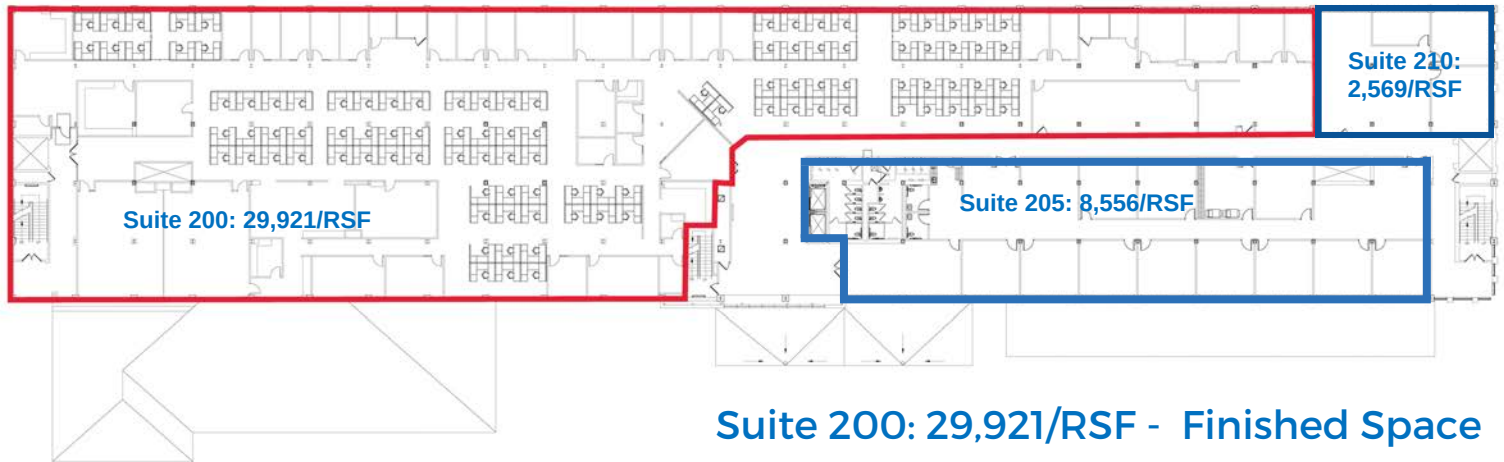


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Second Floor



Suite 200: 29,921/RSF - Finished Space

Suite 205: 8,556/RSF - Shell

Suite 210: 2,569/RSF - Shell

Second Floor Photos



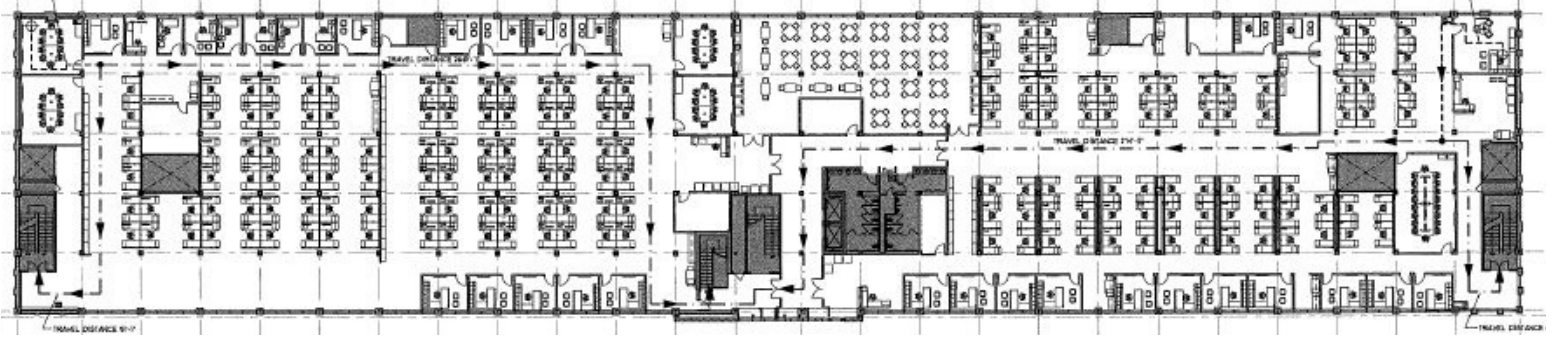
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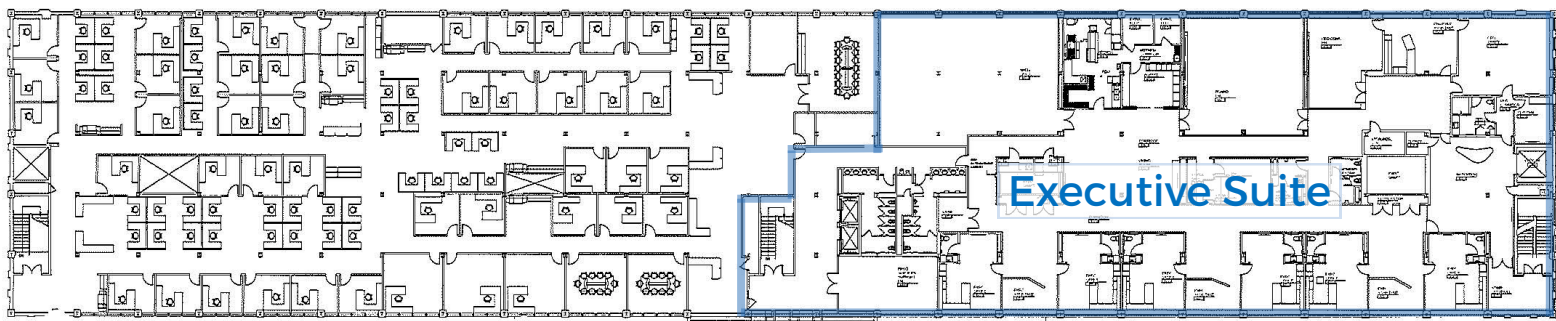


Third & Fourth Floors

Third Floor: 40,695 sf

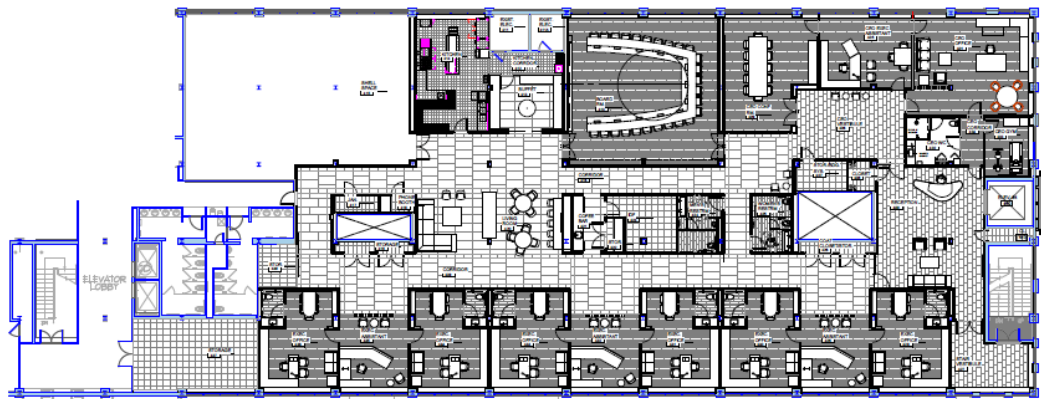


Fourth Floor: 40,695 sf



Fourth Floor: Executive Suite Details

Private entrance with elevator to fourth floor



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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.



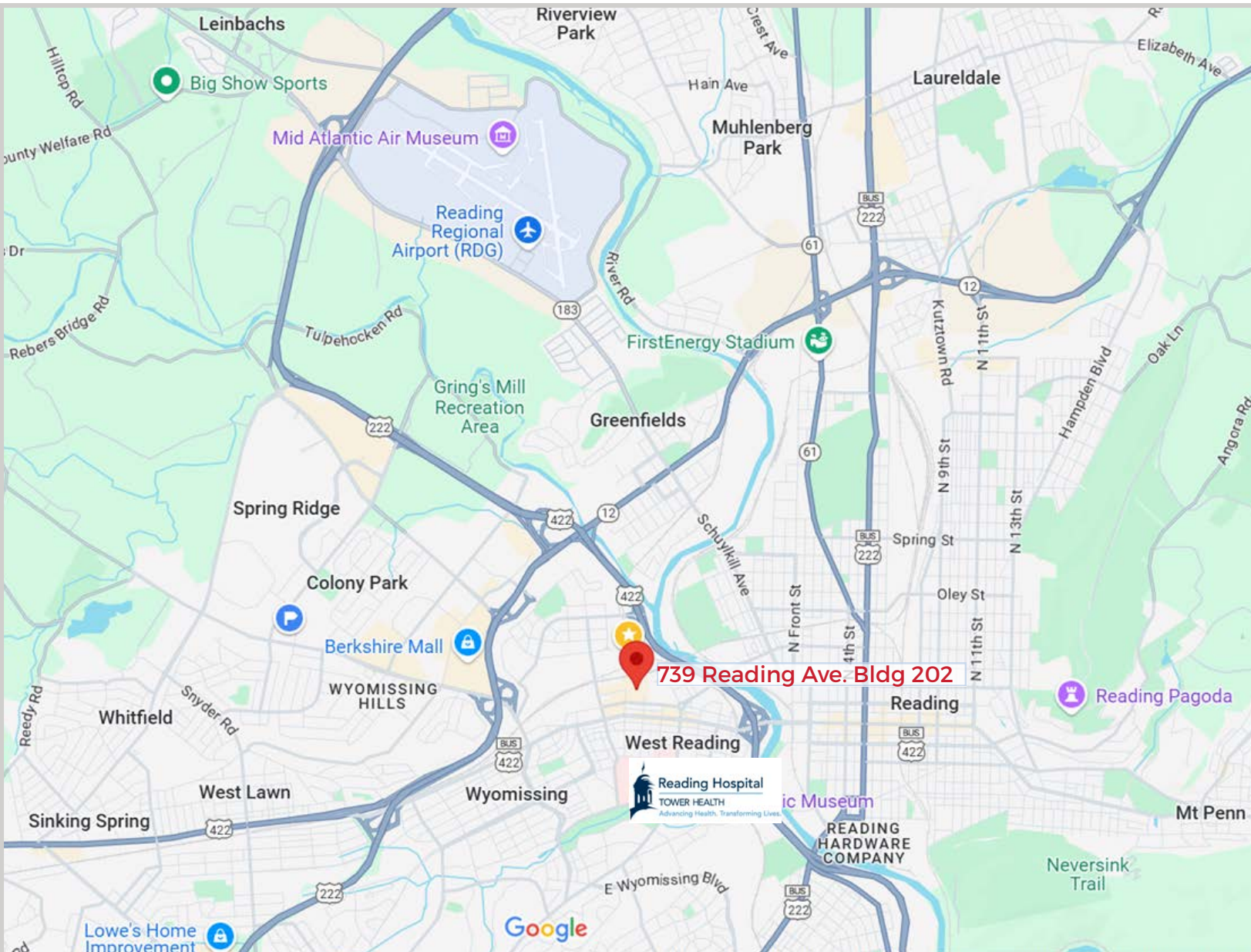
Radius	2 miles			5 miles			10 miles		
Daytime Employment	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	45,333	5,537	8	89,192	10,197	9	116,977	12,014	9
Trade Transportation & Utilities	5,174	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
Goods-Producing Industries	8,250	275	30	16,309	806	20	21,984	1,344	16
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
Total	53,583	5,812	9	105,501	11,003	10	138,961	14,158	10

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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	2025	0.19 mi
Penn Avenue	S 7th Ave W	12,744	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

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