

540 COURT ST

READING, PA | 19601

± 4,950 SF
AVAILABLE FOR LEASE



NEARBY

BERKS COUNTY
COURT HOUSE



Bill Hess

For Leasing Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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OVERVIEW

As the saying goes... Location, Location, Location... Excellent opportunity to Lease Office Suites within this Historic Building. Your Business, whether it be a Law Firm, Real Estate Firm, Accounting Firm, Title Company or other Professional Office use will be located close to the County Court House, County Services and Admin. and the downtown. Garage Parking is available 1 block away. (rent a space monthly). There are various office suites ranging from Single Office (160sf) up to Multi-Office (1400sf) Suites can be combined for even more space. Rental price is all inclusive including electric, heat, air conditioning, trash, water, sewer, interior common area – NO additional monthly bills! After entering the building clients will use the Virtual Receptionist to continue into the Building. Two First Floor Conference Rooms will be available for use at an hourly rate. Perfect for depositions or meeting clients for first time. Dining Area will be refitted as a Training Area with outdoor courtyard for use. New smaller Kitchen/Pantry is being designed for Tenant use. Interior elevator for ease of access to 2nd and 3rd floors. Access to building by Tenants will be by FOBS; Suites will have key access. Building will be opened during normal business hours.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	51,981	133,577	213,823
TOTAL EMPLOYEES	14,873	54,174	91,811
AVERAGE HHI	\$41,187	\$62,600	\$77,142
TOTAL HOUSEHOLDS	18,646	48,704	80,911
TRAFFIC COUNTS: Penn St - ±7,093 VPD US-422 - ±64,178 VPD			



Suite	SF	Lease Price
11	1,300	\$2,150/month
21	1,400	\$2,150/month
22	170	\$450/month
23	160	\$400/month
24	170	\$450/month
25	450	\$900/month
26	350	\$700/month
32	170	\$450/month
33	160	\$400/month
34	170	\$450/month
35	450	\$900/month



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About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

LISTING AGENT(S):

Bill Hess

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OUR LOCATIONS:

YORK OFFICE:

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York, PA 17402

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LANCASTER OFFICE:

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Lancaster, PA 17601

NEW JERSEY OFFICE:

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