



**Gateway to the City of Reading**

**SPECIAL 1/2 PRICE  
LEASE RATES  
AVAILABLE!**

**95,000 SF  
“Class A” Office Building**

- Special \$7.00/SF Gross Rate available for whole floor. Value w/ Excellence!
- Prominent Penn Street location
- Classic Brick, 5-story w/ open floor plans and great views
- Two-story atrium lobby w/ Italian marble and ceramic finishes
- Top two floors available for lease +/- 27,300 SF divisible to 7,000 SF
- Three high speed elevators w/ key card access
- Professional property management w/ on-site security
- 53 On-site parking spaces w/ three municipal parking garages w/i two blocks

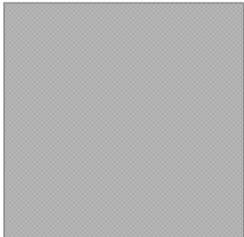
**THE GATEWAY BUILDING  
201 Penn Street  
Reading, PA 19601**

**NAI Keystone Commercial  
& Industrial, LLC**

Commercial Real Estate Services, Worldwide.

**Contact information**

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# THE GATEWAY BUILDING

201 Penn Street  
Reading, PA 19601

FACT SHEET

## AVAILABILITY:

A total of 27,300 is available for lease which includes 100% of the top two floors (4th and 5th floors). The 4th Floor is 13,695 RSF and the 5th is 13,608

The building is 95,157 RSF +/-

## CONSTRUCTION & FINISHES:

Steel superstructure w/ classic brick and glass exterior. Three high speed Dover elevators. Concrete floors over steel deck. Upscale bathrooms in each Suite. Heavily wired for data including Fiber Optics. Walls are steel stud w/ drywall covered w/ vinyl wall covering. Lobby floors are Italian Marble and Ceramic Tile. Doors are all solid core/stain finish. 18" carpet tiles and direct glue down commercial carpet in suites. Ceilings are 9' w/ standard 4' x 8' acoustical tile. Lighting is 4' x 8' Parabolic light fixtures w/ 18-cell egg crate diffusers. Window coverings are 1" horizontal min-blinds. Bathrooms on each floor.

## TELECOM:

Verizon has a 900 pair copper cable feeding the building from its (Reading) Central Office only 2000' away. Four hundred of the 900 pairs are spliced into the building and of the 400, there are currently 125 spare pairs. Verizon also has two fiber optic cables into the building with spare fibers available. The building is part of Verizon's downtown fiber optic ring. This provides SONET capability with potential diversity for high capacity data circuits. The Reading Central Office has spare capacity in several next generation multiplexers and is a hub for our transparent LAN system (TLS). The 4th & 5th floor suites are heavily wired with cat 5e and cat 6 plenum wiring.

## HVAC:

Gas forced air w/ air conditioning managed via a Johnson Control System that is zoned approximately every 1,500 SF. Further control is achieved with variable air volume boxes (VAV's) integrated in the diffusers. A redundant hot-water base-board system is used on many perimeter walls.

## ACCESS / SECURITY:

The building features a GE (Sentrol) high security recessed magnetic contact door system. All elevators are programmable card-key activated. A Security Guard is stationed in the main lobby.

## HISTORY:

This flagship property was built in 1991 by the Greater Berks Development Fund who leased significant portions to Wachovia Bank and the GSA (General Services Administration) both of which remain as tenants. Eight years later the Fine Arts Commission created and installed the sculpture "the River Speaks" which serves as a significant welcoming feature to anyone travelling the Penn Street corridor.

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**RATES**

**SPECIAL LEASE TERMS:**

Term - 5 Years or longer

Tenant Improvement Allowance of \$10.00 / SF

Parking on-site at one per 1,000 SF. Additional parking available at nearby lots at a discounted rate if contracted for in bulk.

**Rates:**

Year 1	\$7.00 / SF
Year 2	\$14.42
Year 3	\$14.85
Year 4	\$15.30
Year 5	\$15.76

Rates based on whole floor lease. Free Space Planning available.

**INCLUDED SERVICES:**

Heat  
Air Conditioning  
Water/Sewer  
CAM  
Real Estate Taxes  
Suite Cleaning  
Trash

Costs are set on current (calendar) year for the Base Year. Tenant to pay any overage in future years.

**SERVICES PAID BY TENANT:**

Telephone, data



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PHOTOS



North Elevation  
w/ Parking Lot

5th Floor



4th Floor

The Fine Arts Board commissioned **Theodore T. Clausen** to create the sculpture **“The River Speaks”** in 1998. It stands as a reflection of the many qualities of the Schuylkill River.

“We found that presenting the river through the art of sculpture was the best way to celebrate the city of Reading.” Marilyn Fox - Fine Arts Board member  
Clausen also wanted the sculpture to educate people on some little known facts about Reading by featuring a collection of historical quotes dating back to days when Lenape Indians resided in the area on 48 steel plates embedded on the encircling planter of *The River Speaks*. Together, the luminous sculpture and historical text complement each other in a way that ties the city’s past, present and future-fed by the flow of the Schuylkill River. Robyn Jasko - Berks County Living



Main Lobby

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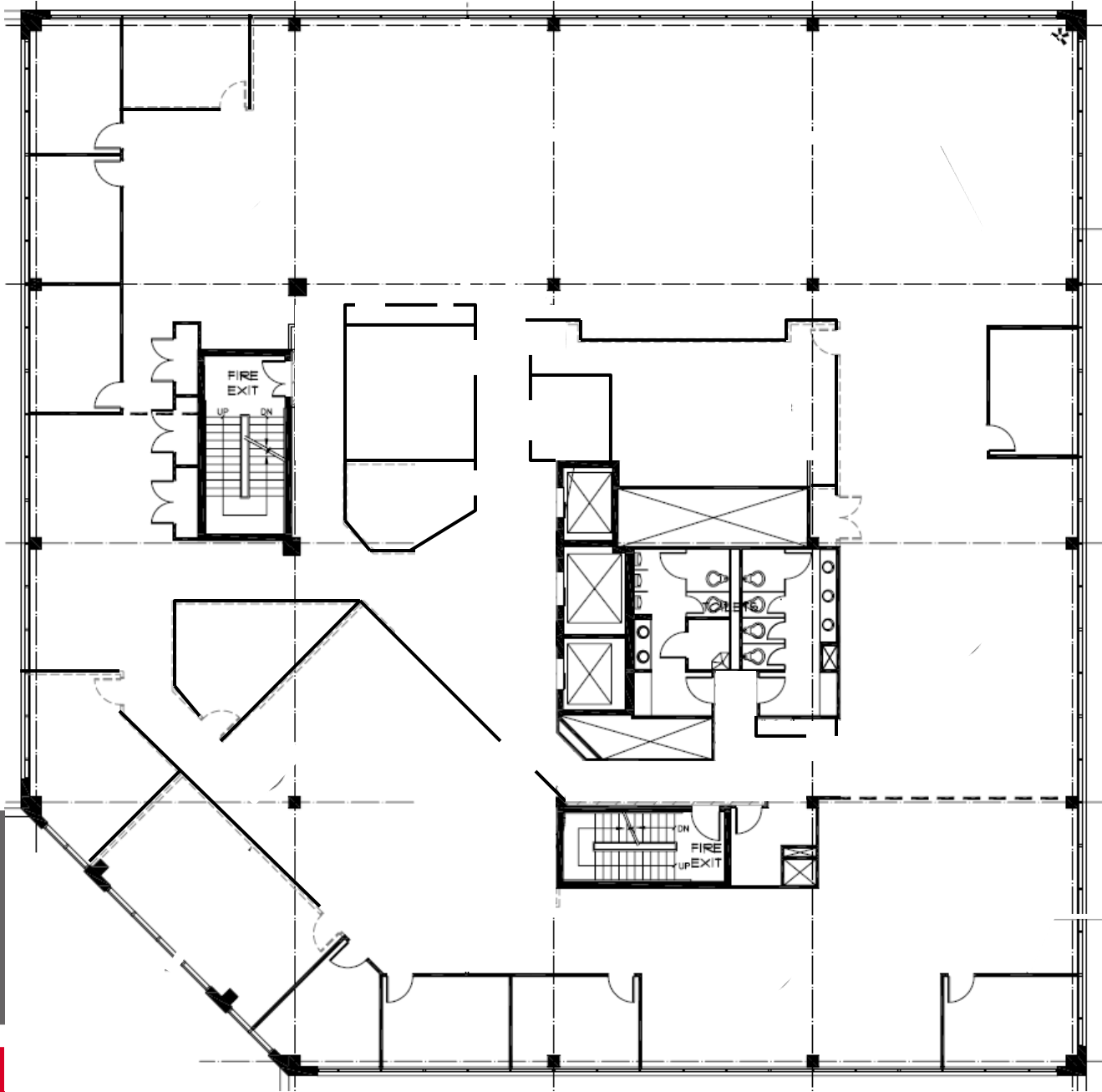
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AVAILABLE

FLOOR  
PLAN  
4th FLOOR



**13,695 Rentable SF**

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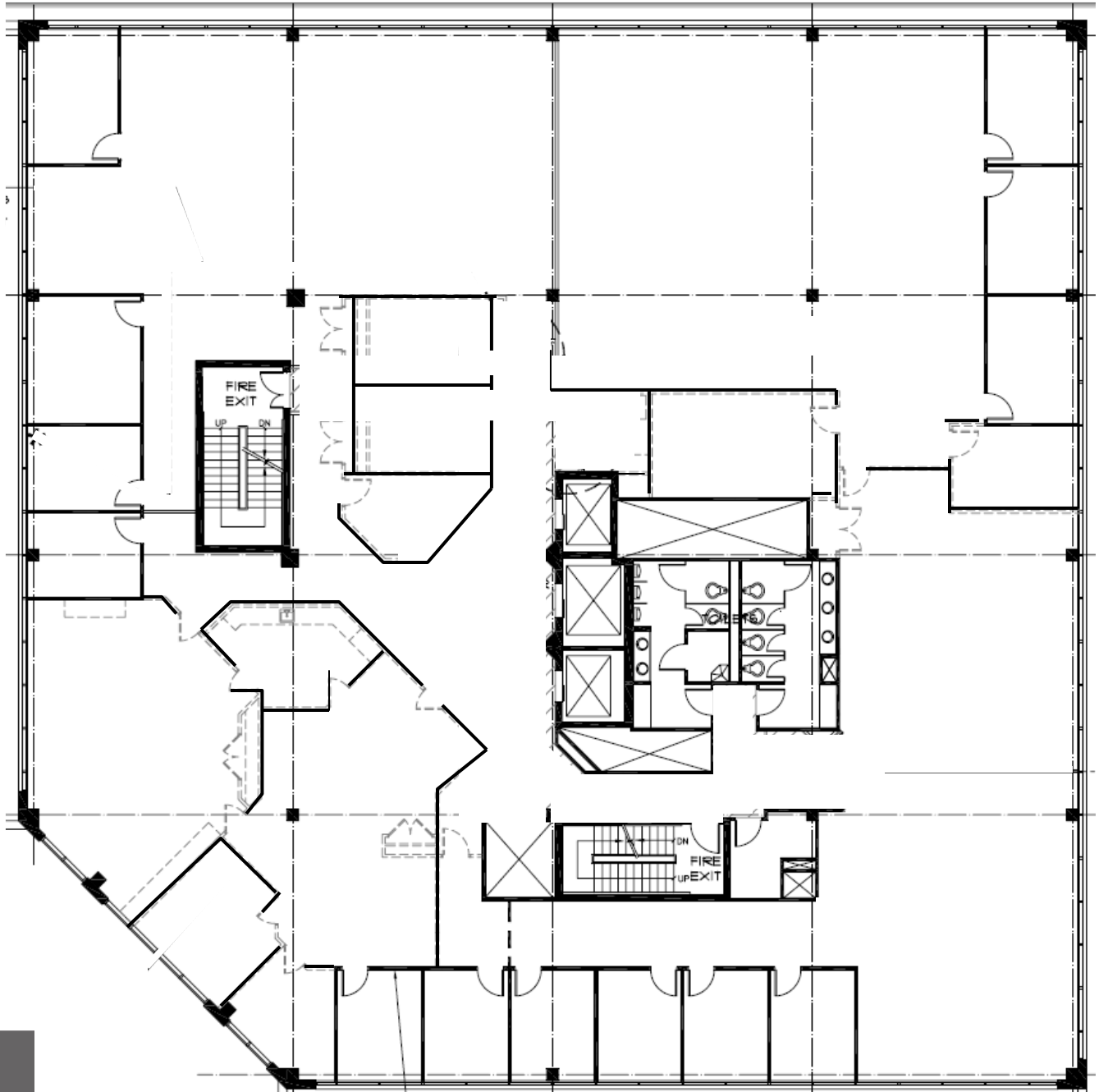
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AVAILABLE

FLOOR  
PLAN  
5th FLOOR



**13,608 Rentable SF**

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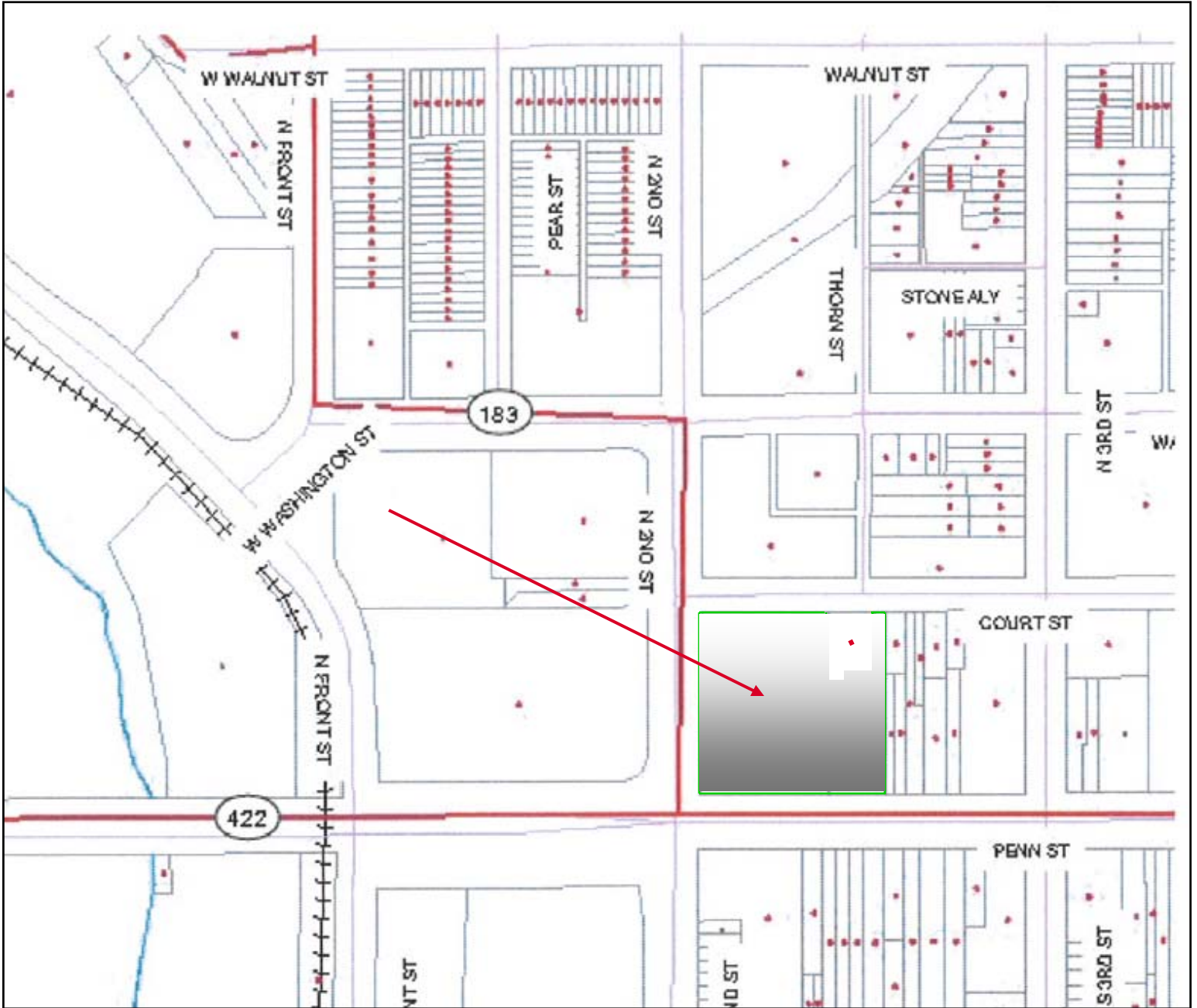
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Tax Map



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MAP  
&  
LOCATION

## Area Attractions:

1. Miller Center for the Arts
2. Schmidt Training and Technology Center
3. Reading Area Community College
4. RC Imax Theatre
5. GoggleWorks Center for the Arts
6. Reading Eagle
7. Sovereign Plaza



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