

# 1040 HS HIGH STREET

HANOVER, PA



**AVAILABLE**

16,200 SF Office Building

**CBRE**



# PROPERTY OVERVIEW

Located in Hanover, PA, this Class B office building is conveniently situated off of Route 94, surrounded by premier amenities and a strong labor force. 1040 High Street offers unmatched access to nearby highways, providing easy connection to major cities like Philadelphia, Wilmington, Baltimore, and Washington D.C.

With ample parking and a variety of local amenities, this building is a prime opportunity in an ideal environment for office users.



16,200  
TOTAL SF



2.55  
ACRES



BUILT IN 1990,  
RENOVATED IN 2003



±78 CAR  
PARKING SPACES



±78 CAR PARKING SPACES

HIGH STREET ACCESS

HIGH STREET ACCESS





## LOCAL DEMOGRAPHICS

### 30-Minute Drive Time

**Population** – 210,898

**Median Household Income** – \$82,491

**Labor Force** – 110,473

**Population with Bachelor's Degree or Higher** – 25.2%



## PROXIMITY TO MAJOR CITIES

**Gettysburg** – 13 miles

**Harrisburg** – 38 miles

**Baltimore** – 53 miles

**Washington D.C.** – 81 miles

**Philadelphia** – 122 miles

**Dover** – 132 miles

**Richmond** – 196 miles

**Pittsburgh** – 201 miles







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