



**FOR
LEASE**

138,808 SF

**220 LASLEY AVENUE
HANOVER INDUSTRIAL ESTATES
HANOVER TOWNSHIP, PA**

.....

OFFICE



CLASS A OFFICE SPACE IN AN ESTABLISHED BUSINESS PARK

mericle.com



570.823.1100



INTERIOR PHOTOS

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.



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SPECS

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SIZE

- ▶ **AVAILABLE SPACE:** 138,808 SF
- ▶ **ACREAGE:** Site acreage consists of 36.56 acres

BUILDING CONSTRUCTION

- ▶ The building is a steel structure with a brick and limestone exterior.
- ▶ **DATES OF CONSTRUCTION:** 1990 and 1992. Building is in excellent condition.
- ▶ Served by all modern utility systems in strong supply.

PARKING

- ▶ 1,028 free, on-site, surface parking spots serve the entire building.

INTERIOR FEATURES

- ▶ The mostly wide-open first floor features a welcoming atrium lobby, a large area with work cubes, a fully equipped kitchen and food service area with café seating, three break rooms, a board room, secure file storage, a former game room, a fitness center, showers, and numerous private offices. The second floor provides access to seven dedicated training rooms.
- ▶ The building was previously used as a call center with 1,250 work cubes and a maximum capacity of 1,350 employees.

SPECIAL FEATURES

- ▶ The building is served by a 1000 KW generator and a truck height loading dock. The building is extensively landscaped and has numerous outdoor seating areas.

POTENTIAL USES

- ▶ The building is ideal for a wide range of businesses, including back-office operations, contact centers, professional services, healthcare administration, hospitals and medical centers, educational institutions, government contractors, and more.



LABOR DRAW

More than 700,000 people live within 30 miles of Hanover Industrial Estates. Sixteen college campuses with close to 50,000 enrolled students are within an hour drive.

This 138,808 SF office space is located in Hanover Industrial Estates, a long-established suburban business park with quick access to I-81 via S.R. 29. Corporate neighbors in the park include CVS Health, Chewy.com, Adidas, Patagonia, DHL, Genpact, General Dynamics, Cintas, Mondelez, Pepsico, and many more.



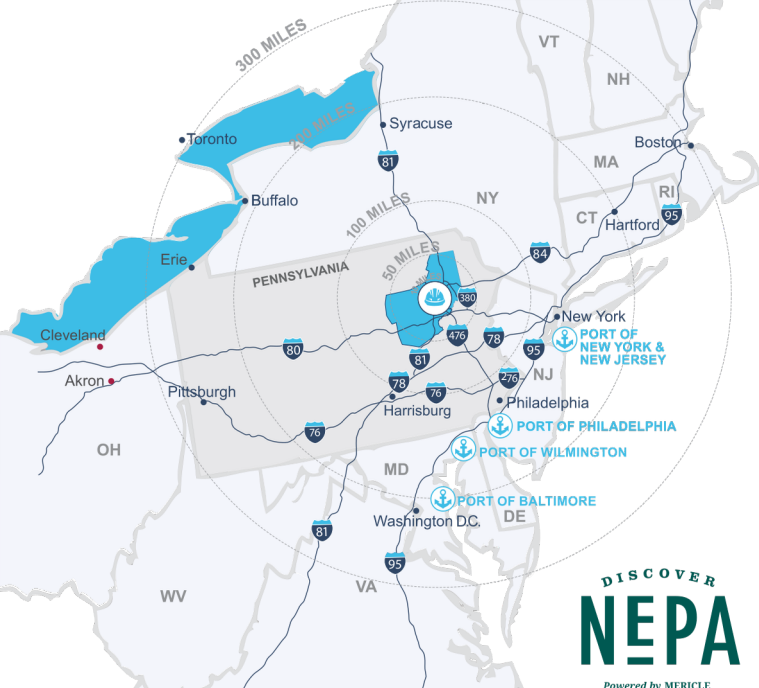
JOB TRAINING

Job training grants will help reduce your costs in Hanover Industrial Estates. Mericle will arrange meetings between your leadership and the officials who coordinate these programs.

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Northeastern Pennsylvania (NEPA) is close to big cities, but features affordable living, safe neighborhoods, access to recreation, and the opportunity to be heard and make a difference.

Check out **DiscoverNEPA.com** (search "Wilkes-Barre") for events, shopping, dining, and many, many things to do!

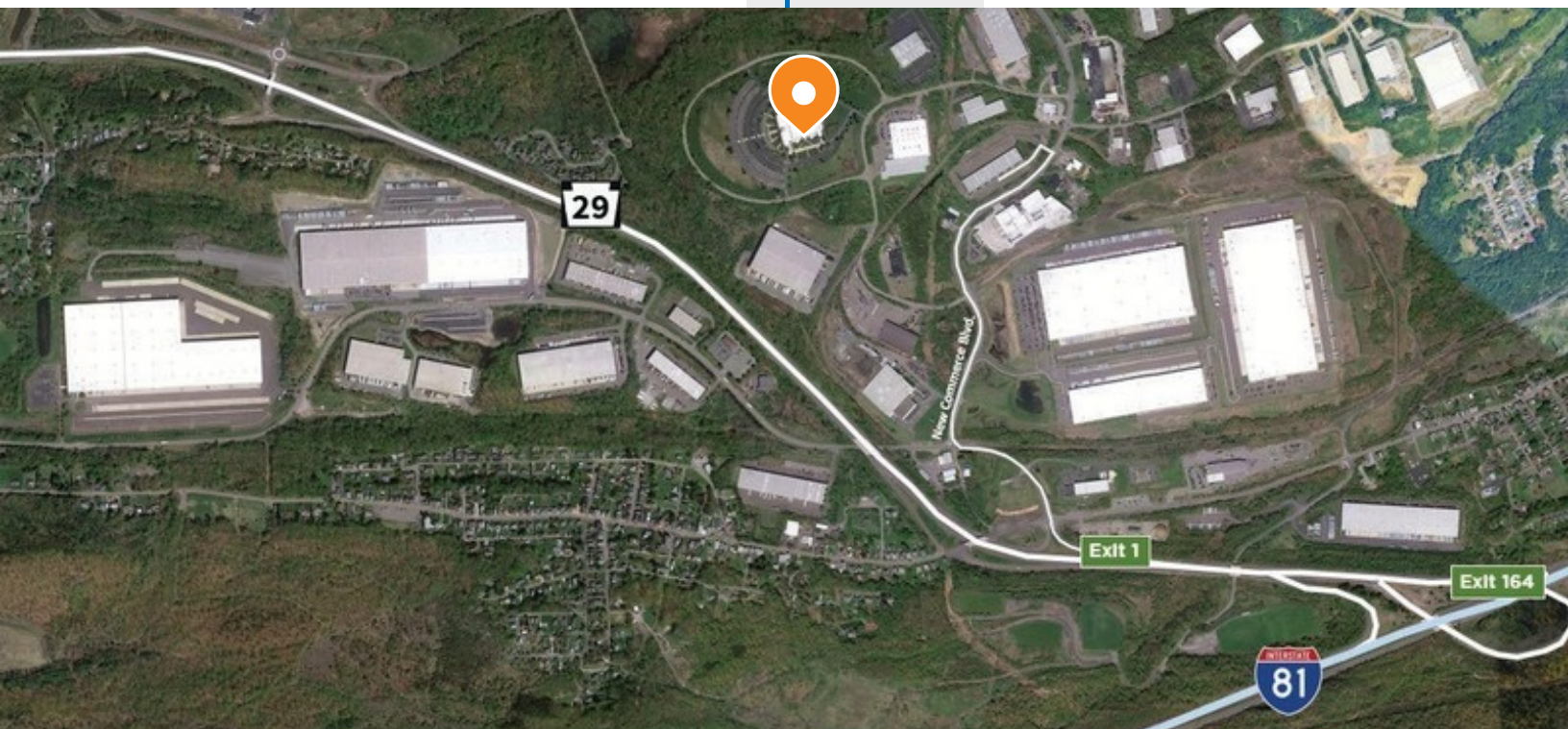
Mericle is Northeastern Pennsylvania proud.

CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



TRAVEL DISTANCES

CITY	MI AWAY
Downtown Wilkes-Barre, PA	5
Scranton, PA	24
Delaware Water Gap, PA	57
Allentown, PA	69
Morristown, NJ	100
Harrisburg, PA	102
Philadelphia, PA	116
Port of Newark, NJ	127
New York, NY	128
Syracuse, NY	155
Baltimore, MD	181
Hartford, CT	212
Washington DC	224
Pittsburgh, PA	263
Boston, MA	313



Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

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To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

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