

# Suite 306

## 3,236 sq. ft.

### Suite 306 Overview:

- 3,236 square feet of affordable, **move-in-ready office space**, or customizable to meet your specific needs.
- Equipped with a **kitchen featuring a sink**, space for a refrigerator, and room for a table.
- **15 windows** offering impressive views of Lehigh Valley International Airport (LVI) and the surrounding area.
- Includes **5 private offices**, a **library**, a **conference room**, an **IT room**, and a large, open area suitable for multiple cubicles.
- HOP provides **electric and janitorial services**, including **trash removal and vacuuming** three times a week, for a convenient, hassle-free experience.

### About the property:

**Hanover Office Plaza** is strategically located at 961 Marcon Blvd, Allentown, PA 18109, in the heart of the Lehigh Valley. Situated just off Route 22 in Hanover Township, Lehigh County, our **prime location** is only minutes from Lehigh Valley International Airport and the Trans-Bridge Bus Terminal. With convenient access to major highways including Routes 33, I-78, 378, 309, and the PA Turnpike, HOP is ideally positioned for easy travel. Additionally, our property is on the public LANta Bus Transportation Route, ensuring seamless connectivity for tenants and visitors.

Contact HOP:

**Hanover Plaza Associates**

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Scale 1/8" = 1'-0"

