

UP TO 3,755± SF MIXED-USE SPACE

For Lease | Edgewood Place | 3123 W. 12th Street | Erie, PA 16505

SBRE
SHERRY BAUER REAL ESTATE SERVICES



OFFERING SUMMARY

Lease Rate:	\$14.00/SF/YR + CAM + Utilities
Building Size:	7,304 SF
Available SF:	1,452 - 3,755± SF
Lot Size:	0.896 Acres
Number Of Units:	4
Year Built:	2002
Zoning:	MU-2
Traffic Count:	14,000
No. Parking Space:	±42

PROPERTY HIGHLIGHTS

- Now Leasing At Edgewood Place
- Floor Plans Available
- 1,452± SF To 3,755± SF Office / Mixed-Use Space Available
- Excellent Signage & Visibility
- 14,000 Average Daily Traffic Along W. 12th Street (PennDOT - 2024 Count Year)
- Abundant Parking In Private Lot
- Zoned MU-2 Corridor Mixed Use (Millcreek Township)
- Zoning Allows For Many Uses: Retail, Office, Animal Daycare, Restaurant & More
- Join Pearson Professional Center, Trilogy Wellness & More At Edgewood Place
- Offered At \$14.00/SF/YR + CAM + Utilities
- CAM Estimated At \$3.80/SF/YR Based On 2024

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

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FOR LEASE

1,452± SF OFFICE SUITE

Edgewood Place | 3123 W. 12th Street, Suite C | Erie, PA 16505



OFFERED AT:
\$14.00/SF/YR
+ CAM
+ UTILITIES

PROPERTY HIGHLIGHTS

- 1,452± SF Office Suite For Lease
- Former Medical Office - Floor Plan Available
- Waiting Area & Reception Office With Windows
- 3 Exam Rooms & Large Office With En-Suite Restroom
- ADA Restroom & Storage Closet
- Tenant Incentives Including Paint & Flooring Allowance
- Excellent Signage & Visibility
- 14,000 Average Daily Traffic Along W. 12th Street (PennDOT - 2024 Count Year)
- Abundant Parking In 42-Car Private Lot
- Zoned MU-2 Corridor Mixed Use (Millcreek Township)
- Join Pearson Professional Center & Trilogy Wellness
- Offered at \$14.00/SF/YR + CAM + Utilities
- CAM Estimated At \$3.80/SF/YR
- Tenant Pays Approximately \$2,154/Month (Base Rent & CAM) + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=vA4YBe4ya&z>

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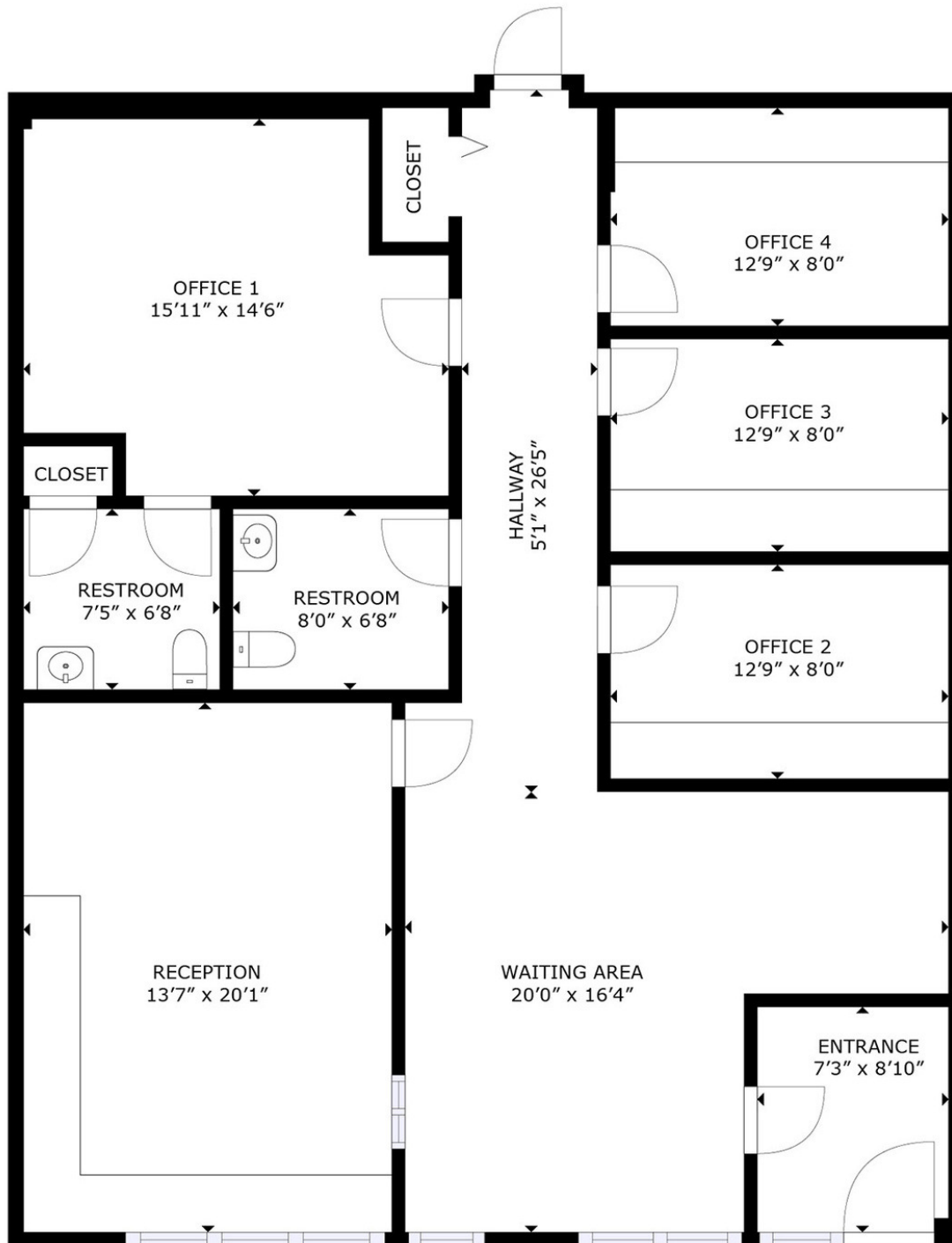
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SBRE

1,452± SF OFFICE SUITE

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1,452± SF Gross Rentable Area. Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality. ©2024 SBRE - Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Plan Data: ©2024 Matterport.

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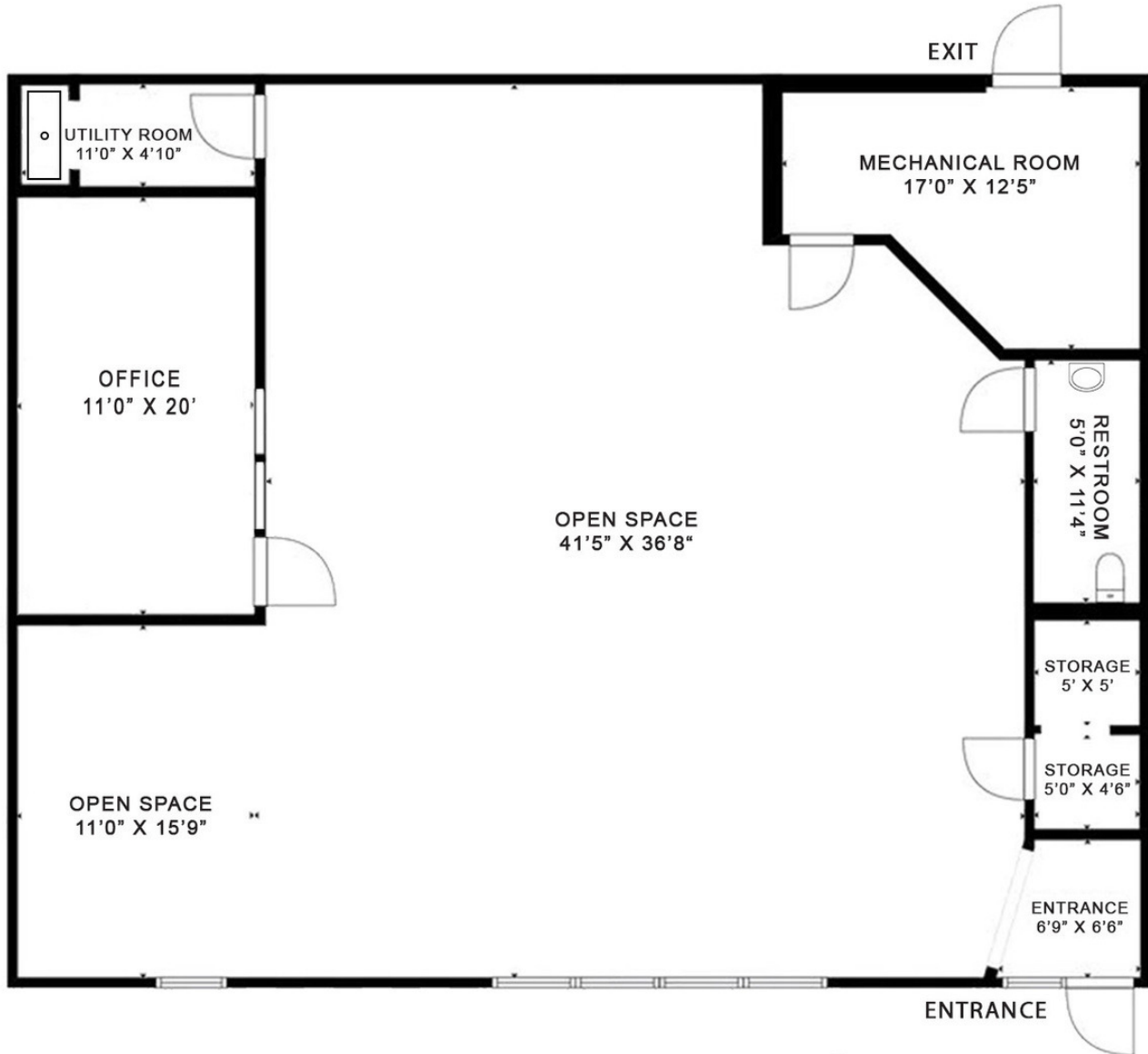
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2,303± SF MIXED-USE SPACE

For Lease | Edgewood Place | 3123 W. 12th Street, Suite B | Erie, PA 16505

Floor Plan - Suite B

Edgewood Plaza | 3213 West 12th St. | Erie, PA



2,303± SF Gross Rentable Area

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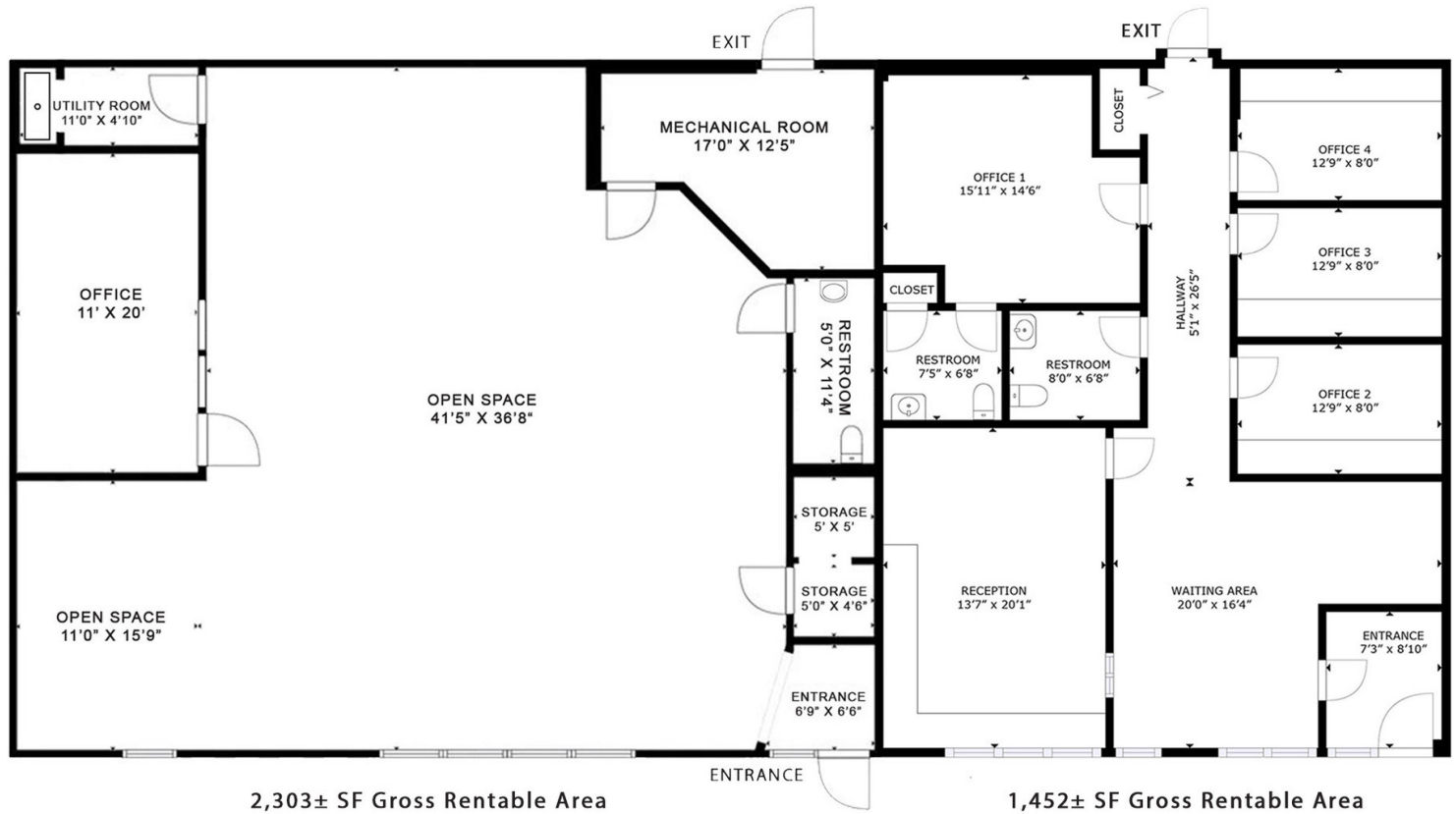
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UP TO 3,755± SF MIXED-USE SPACE

For Lease | Edgewood Place | 3123 W. 12th Street, Suite B & C | Erie, PA 16505

Floor Plan - Suite B & C

Edgewood Plaza | 3213 West 12th St. | Erie, PA



3,755± SF Combined Gross Rentable Area

Note: Drawing may not be to scale.

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