

# OFFICE SUITES AVAILABLE

**For Lease** | Powell Place | 3800 W. 12th Street | Erie, PA 16505

**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$14.50 - 22.00/SF/YR
<b>Lease Type:</b>	Modified Gross (STE 4) Full Service (STE 2)
<b>Building Size:</b>	14,860 SF
<b>Available SF:</b>	1,428 - 2,978 SF
<b>Lot Size:</b>	1.17 Acres
<b>Year Built:</b>	1960
<b>Year Renovated:</b>	2024
<b>Zoning:</b>	MU-2
<b>Traffic Count:</b>	11,000

## PROPERTY HIGHLIGHTS

- Office Suites For Lease At Powell Place
- 1,428± SF & 1,550± SF Office Suites - Up To 2,978± SF Available
- Mix Of Private Offices & Open Work Areas
- 3D Tours & Floor Plans Available
- Abundant Free Parking
- Excellent Visibility With Signage Along W. 12th Street
- Situated Along A High Traffic Corridor With 14,000 Average Daily Traffic (PennDOT AADT 2024 Count Year)
- Centrally Located, Near I-79 & I-90, And On The Public Bus Route
- Zoned MU-2 (Corridor Mixed Use)
- Join Brandon J. Broderick Attorney At Law, Edward Jones, Erie Pharmacy, Forest Counseling, Fortitude Counseling, Thrivent & More At Powell Place!

## FOR MORE INFORMATION PLEASE CONTACT

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Broker

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FOR LEASE

# 1,428± SF OFFICE SUITE

3800 W. 12th Street, Suite 2 | Erie, PA 16505



**OFFERED AT:**  
\$22.00/SF/YR  
(\$2,618/MONTH)  
FULL SERVICE

## PROPERTY HIGHLIGHTS

- 1,428± SF Office Suite Available - Corner Unit
- Large Open Workspace With Windows For Natural Light
- 4 Private Offices, Storage Room & Kitchenette
- New Carpet & Paint Throughout
- Private Entrance & Common Entrance
- Floor Plan Available
- Abundant Free Parking & Excellent Visibility
- Signage Available On W. 12th Street With 14,000 Average Daily Traffic (PennDOT AADT 2024 Count Year)
- Easy Egress With Entrance At A Signalized Intersection
- Centrally Located, Near I-79 & I-90, And On The Bus Route
- Join Brandon J. Broderick Attorney At Law, Edward Jones, Erie Pharmacy, Forest Counseling, Fortitude Counseling, Thrivent & More At Powell Place!
- Tenant Pays \$2,618/Month (\$22.00/SF/YR) - Full Service
- Up To 2,978± SF Available

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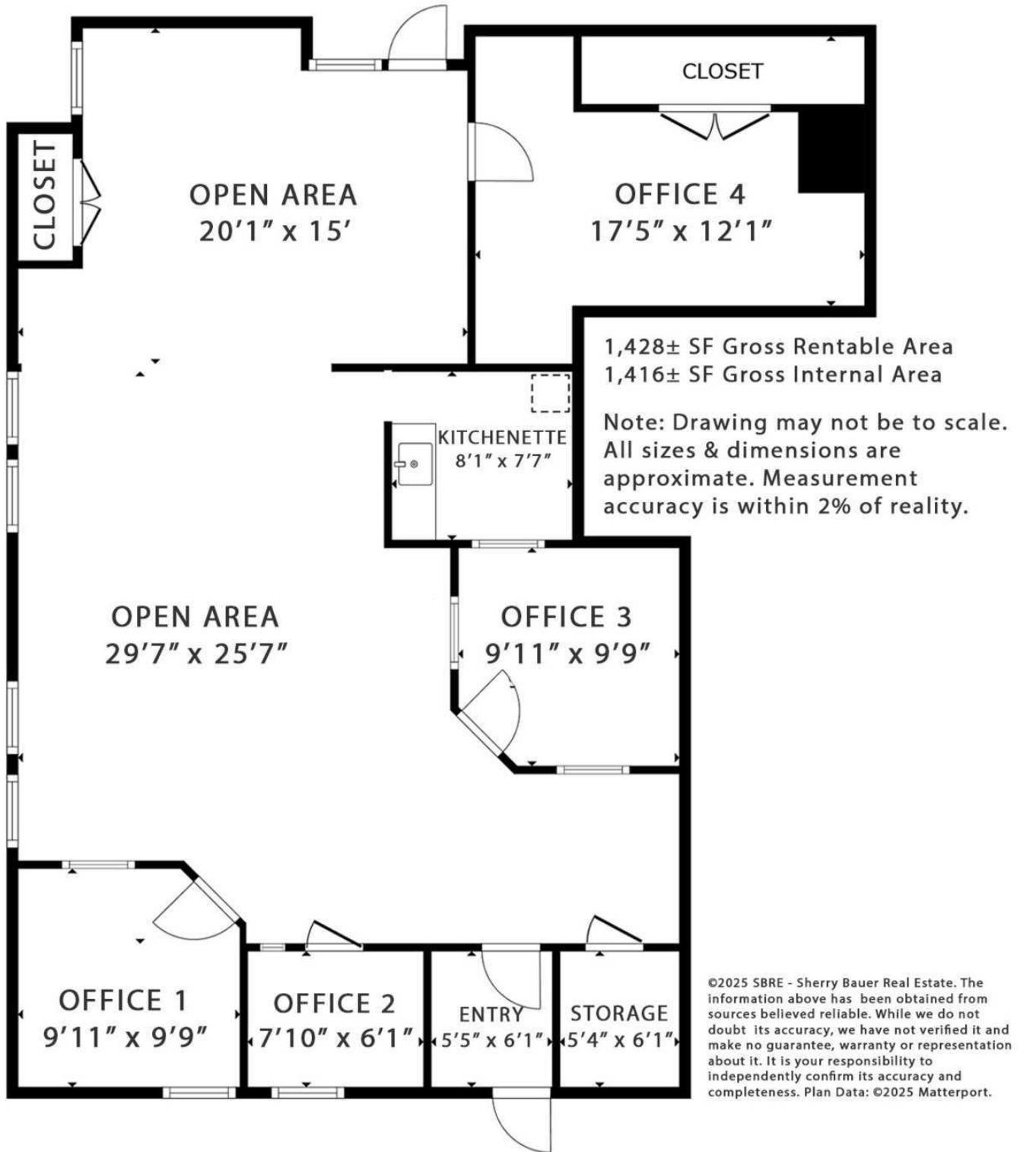
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FOR LEASE

# 1,550± SF OFFICE SUITE

3800 W. 12th Street, Suite 4 | Erie, PA 16505



**OFFERED AT:**  
\$17.81/SF/YR  
\$2,300/MONTH  
(MODIFIED  
GROSS)

## PROPERTY HIGHLIGHTS

- 1,550± SF Office Suite Available
- Private Lobby/Waiting Area
- Reception & Open Office Area
- 4 Private Offices Including Back Office With Window For Natural Light
- Open Workspace & Filing/Copier Room
- Coffee Bar & 2 Private Restrooms - Floor Plan Available
- Abundant Free Parking & Excellent Visibility
- Signage Available On W. 12th Street With 14,000 Average Daily Traffic (PennDOT AADT 2024 Count Year)
- Easy Egress With Entrance At A Signalized Intersection
- Centrally Located, Near I-79 & I-90, And On The Public Bus Route
- Join Brandon J. Broderick Attorney At Law, Edward Jones, Erie Pharmacy, Forest Counseling, Fortitude Counseling, Thrivent & More At Powell Place!
- Offered At \$2,300/Month (\$17.81/SF/YR) - Modified Gross Tenant Pays \$2,300/Month + Gas & Electric
- Up To 2,978± SF Available
- Tour Online:  
<https://my.matterport.com/show/?m=7YSeXiw16Zx>

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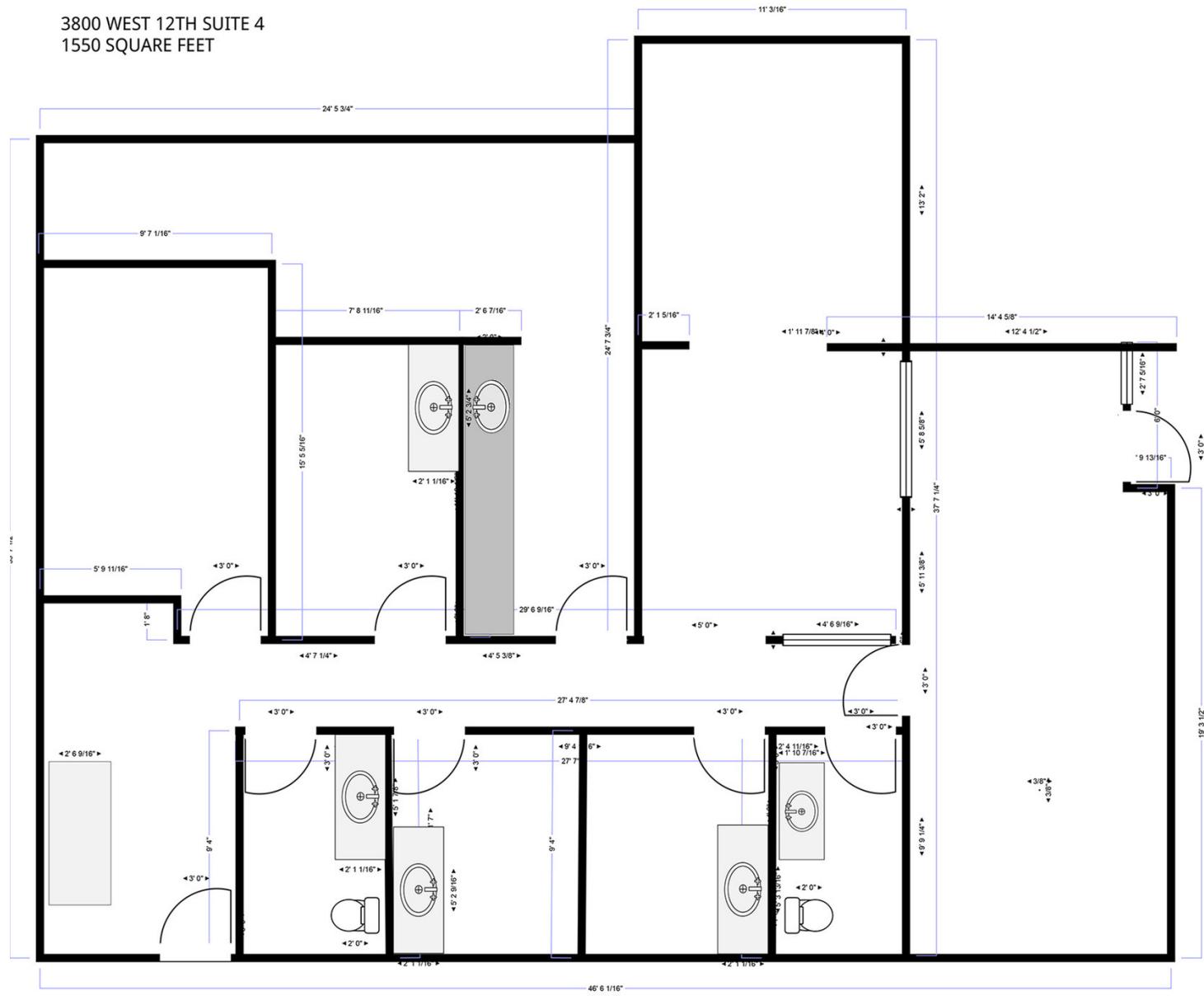
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## 360° VIRTUAL TOUR

3800 WEST 12TH SUITE 4  
1550 SQUARE FEET



Note: Layout may not be to scale. All dimensions are approximate.

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