

# 1,939± SF OFFICE SUITE

**For Lease** | 3800 W. 12th Street, Suite 8 | Erie, PA 16505

**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES



## OFFERING SUMMARY

**Lease Rate:** \$14.50/SF/YR  
Modified Gross

## PROPERTY HIGHLIGHTS

- 1,939± SF Office Suite Powell Place
- Private Lobby & Reception
- 3 Private Offices with Windows for Natural Light
- Open Workspace
- Conference Room with Windows
- Break Room with Coffee Bar
- Fully Climate Controlled IT Room & Storage Room
- Floor Plan Available
- Abundant Free Parking
- Centrally Located & On the Public Bus Route
- Zoned MU-2, Corridor Mixed Use
- Offered at \$14.50/SF/YR (\$2,343/Month) Plus Gas & Electric

## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**  
Broker

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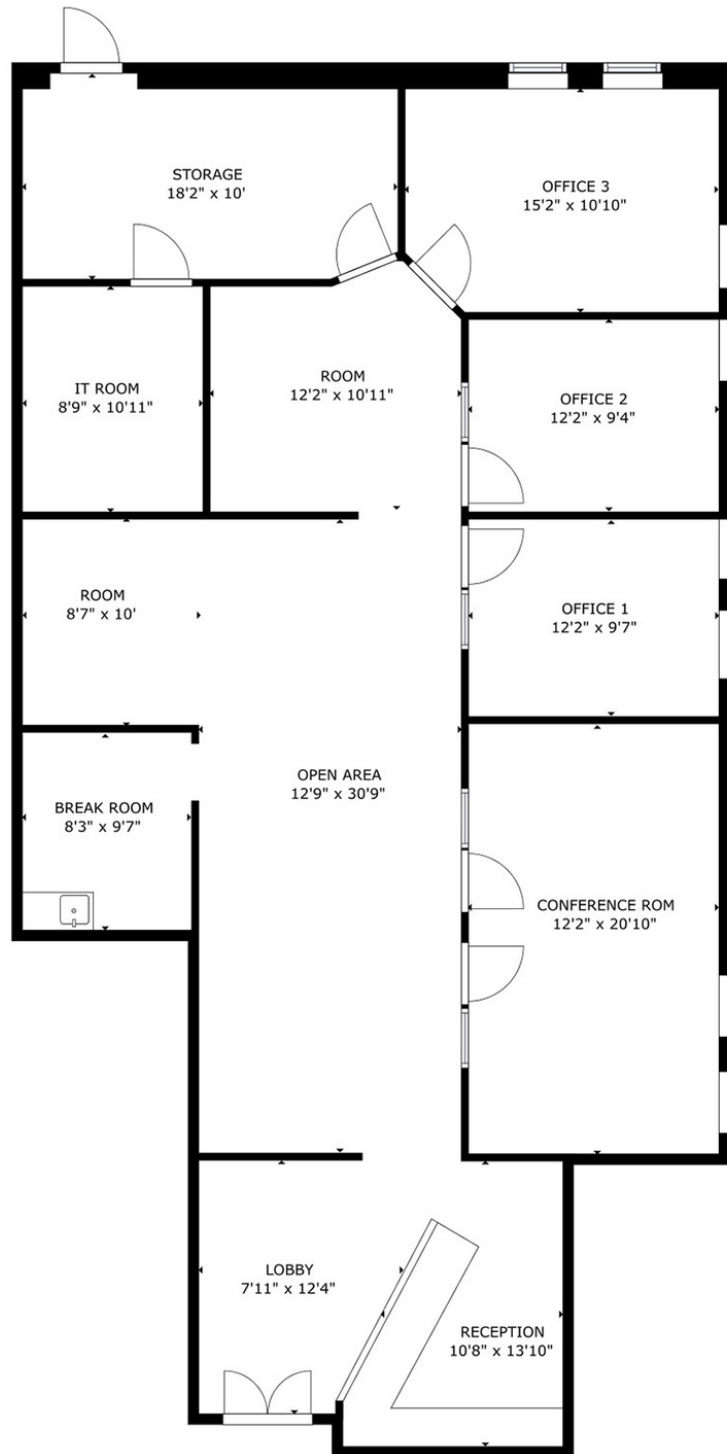
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NOTE: Drawing may not be to scale. All dimensions are approximate.

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