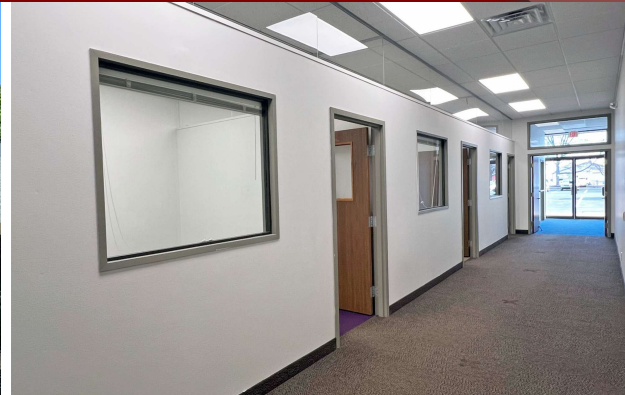


FOR LEASE

3,050± SF OFFICE SUITE

1600 Peninsula Drive, Suite 6 | Erie, PA 16505



OFFERED AT:
\$12.00 SF/YR
+ CAM
+ UTILITIES

PROPERTY HIGHLIGHTS

- 3,050± SF Office Space For Lease at Peninsula Place
- Layout Includes Reception & 3 Offices, 2 Workspaces, Conference Room, Break Room, IT Room & 2 Restrooms - Floor Plan Available
- LED Lighting & Fresh Paint Throughout
- Tenant Incentives Including Flooring Allowance
- Located Along a High Traffic Corridor
- At Signalized Intersection at W. 15th & Peninsula Drive Offering Easy Ingress & Egress
- Abundant Parking with 200+ Space Parking Lot
- Conveniently Located Near Major Local Thoroughfares & On Bus Route
- Just 1.2 Miles from I-79 & 6.5 Miles from I-90
- Join Aveanna Health Care, Bayada Pediatrics, Center for Hearing & Deaf Services, E.C.C.A. Payroll Services, Republican Party, UPMC Primary & Specialty Care, UPMC Rehabilitation Institute, Visualeyces & More
- Offered at \$12.00/SF/YR + CAM + Utilities
- CAM Estimated at \$2.50/SF/YR Based on 2023
- Tenant Pays Approximately \$3,685/Month + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=dh6cMe3DAQ6>

©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.

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

O. 814.453.2000 x101 | C. 814.460.2000
sbauer@sherrybauerrealestate.com

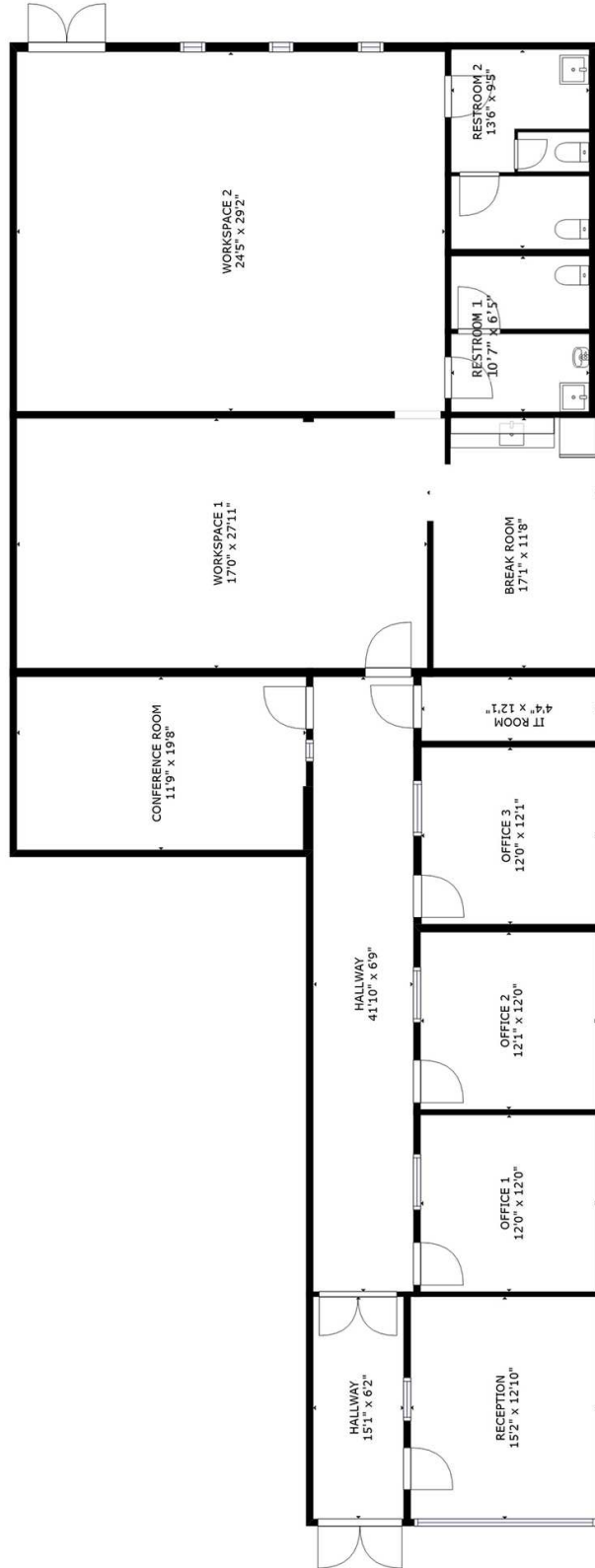
SBRE

3,050± SF OFFICE SUITE

For Lease | 1600 Peninsula Drive, Suite 6 | Erie, PA 16505

1600 Peninsula Drive, Suite 6 | Erie, PA 16505

Floor Plan



3,050± SF Rentable Area
3,022± SF Gross Internal Area

NOTE: Drawing may not be to scale. Measurement accuracy is within 2% of reality.

©2023 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: ©2023 Matterport.



FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

O. 814.453.2000 x101 \ C. 814.460.2000
sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com

OFFICE SUITE AVAILABLE

For Lease | 1600 Peninsula Drive | Erie, PA 16505



Office Space Available - Join Peninsula Place!



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, PA Department of Conservation and Natural Resources-PAMAP/USGS, USDA/FPAC/GEO

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com