

UP TO 3,755± SF MIXED-USE SPACE

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



### 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 & 3D Tours 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 \$4.06/SF/YR Based On 2025

### 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 - Move-In Ready!
- New Synthetic Flooring & Neutral Paint Throughout
- Waiting Area & Reception Office With Window
- 4 Private Offices Including Large Office With En-Suite Restroom
- ADA Restroom & Storage Closet
- Floor Plan Available
- 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 \$4.03/SF/YR Based On 2025
- Tenant Pays Approximately \$2,182/Month (Base Rent & CAM) + Utilities
- Tour Online:  
<https://my.matterport.com/show/?m=ruo3qxGddcD>

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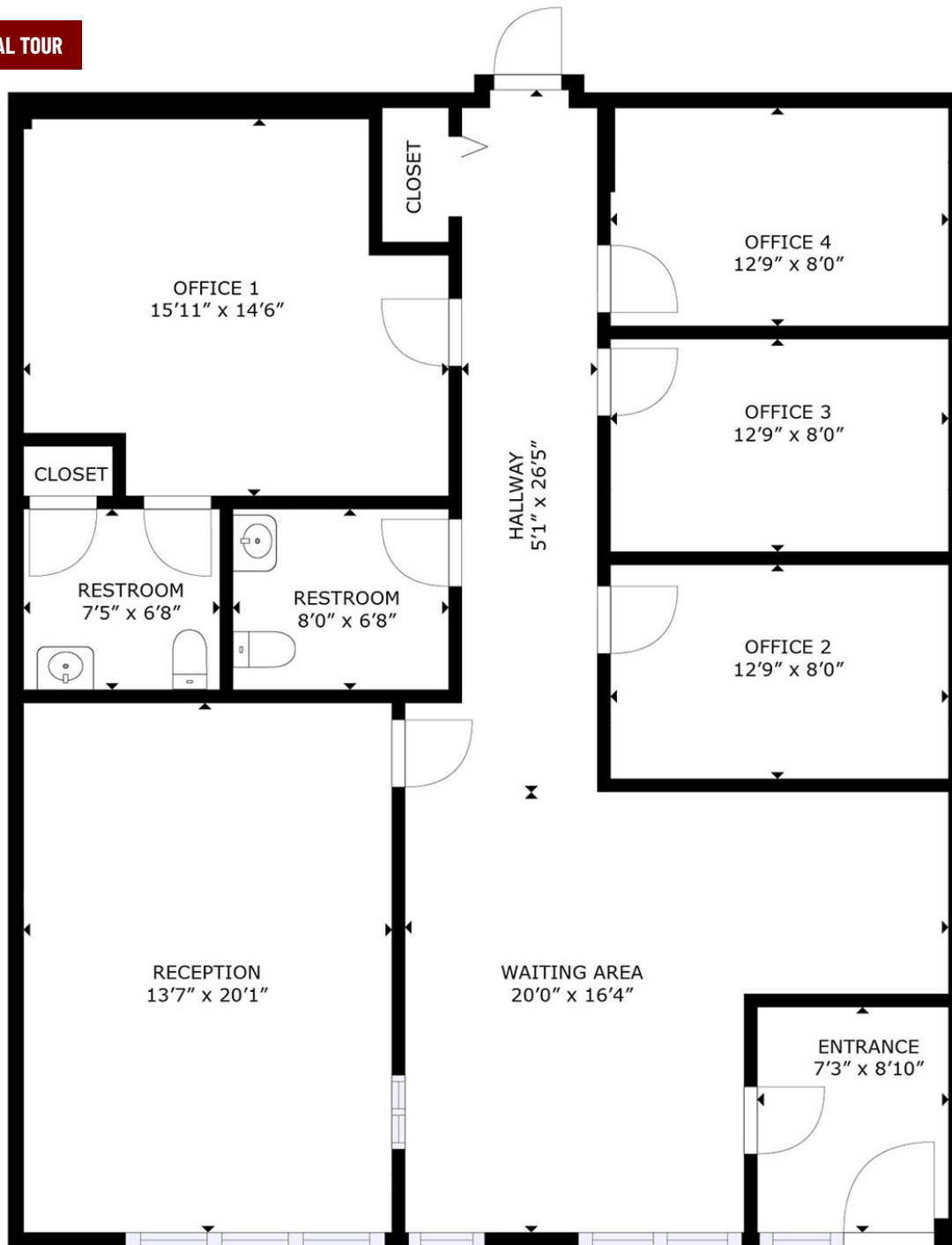
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# SBRE

1,452± SF OFFICE SUITE

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

360° VIRTUAL TOUR



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. ©2026 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: ©2026 Matterport.

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FOR LEASE

# 2,303± SF MIXED-USE SPACE

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



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

## PROPERTY HIGHLIGHTS

- 2,303± SF Mixed-Use Space For Lease
- Mostly Open Floor Plan
- Spacious Office (11' x 20') Overlooking Open Area
- 1 - 2 Restrooms & Storage Rooms
- Mechanical Room With Washer Hook-Up
- 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)
- Join Pearson Professional Center, Trilogy Wellness & More At Edgewood Place
- Up To 3,755± SF Available
- Offered At \$14.00/SF/YR + CAM + Utilities
- CAM Estimated At \$4.03/SF/YR Based On 2025
- Tenant Pays Approximately \$3,460/Month (Base Rent + CAM) + Utilities
- Tour Online:  
<https://my.matterport.com/show/?m=Y7xihQJSJfh4>

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# SBRE

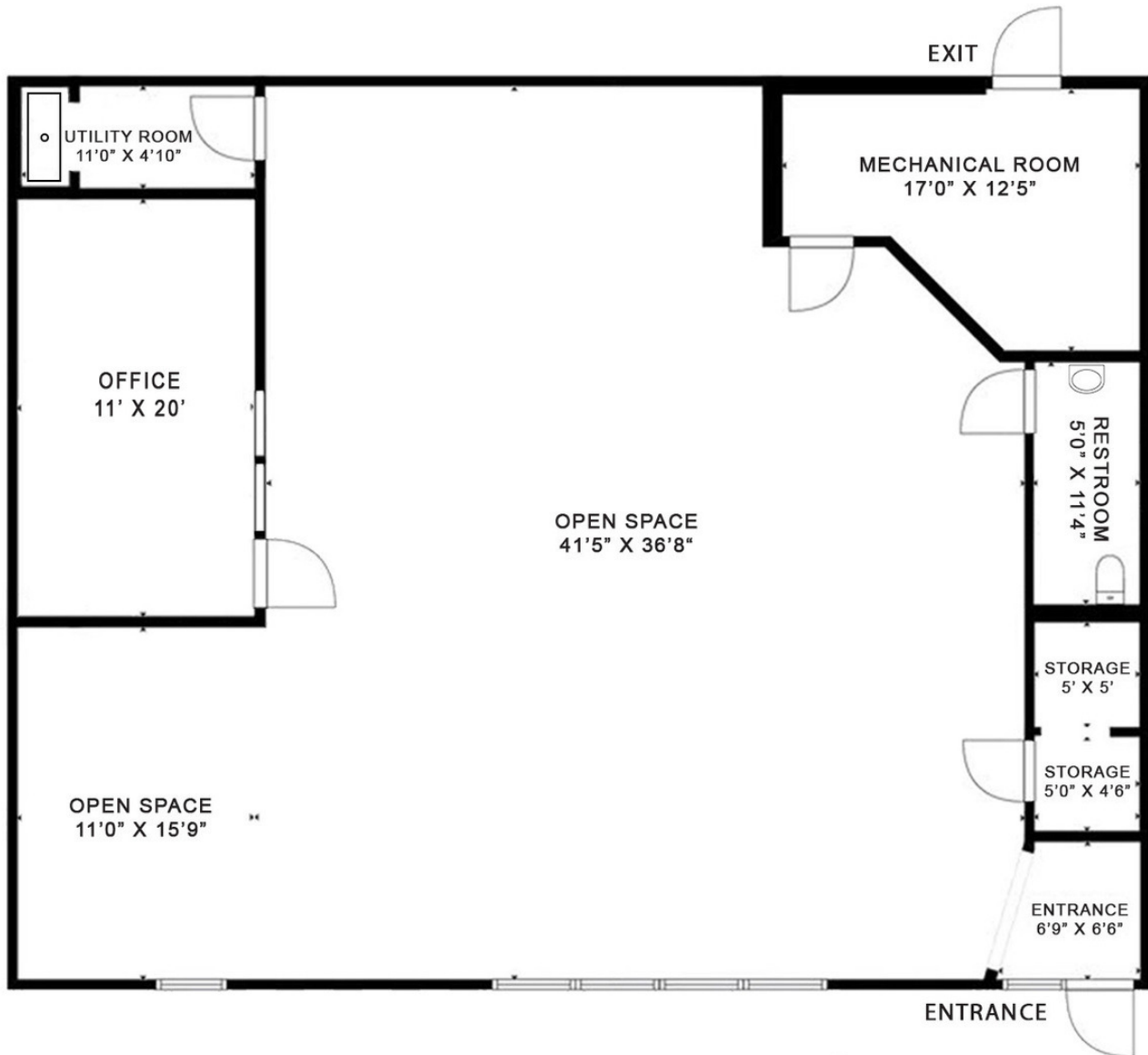
2,303± SF MIXED-USE SPACE

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

360° VIRTUAL TOUR

**Floor Plan - Suite B**

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



2,303± SF Gross Rentable Area

Note: Drawing may not be to scale.  
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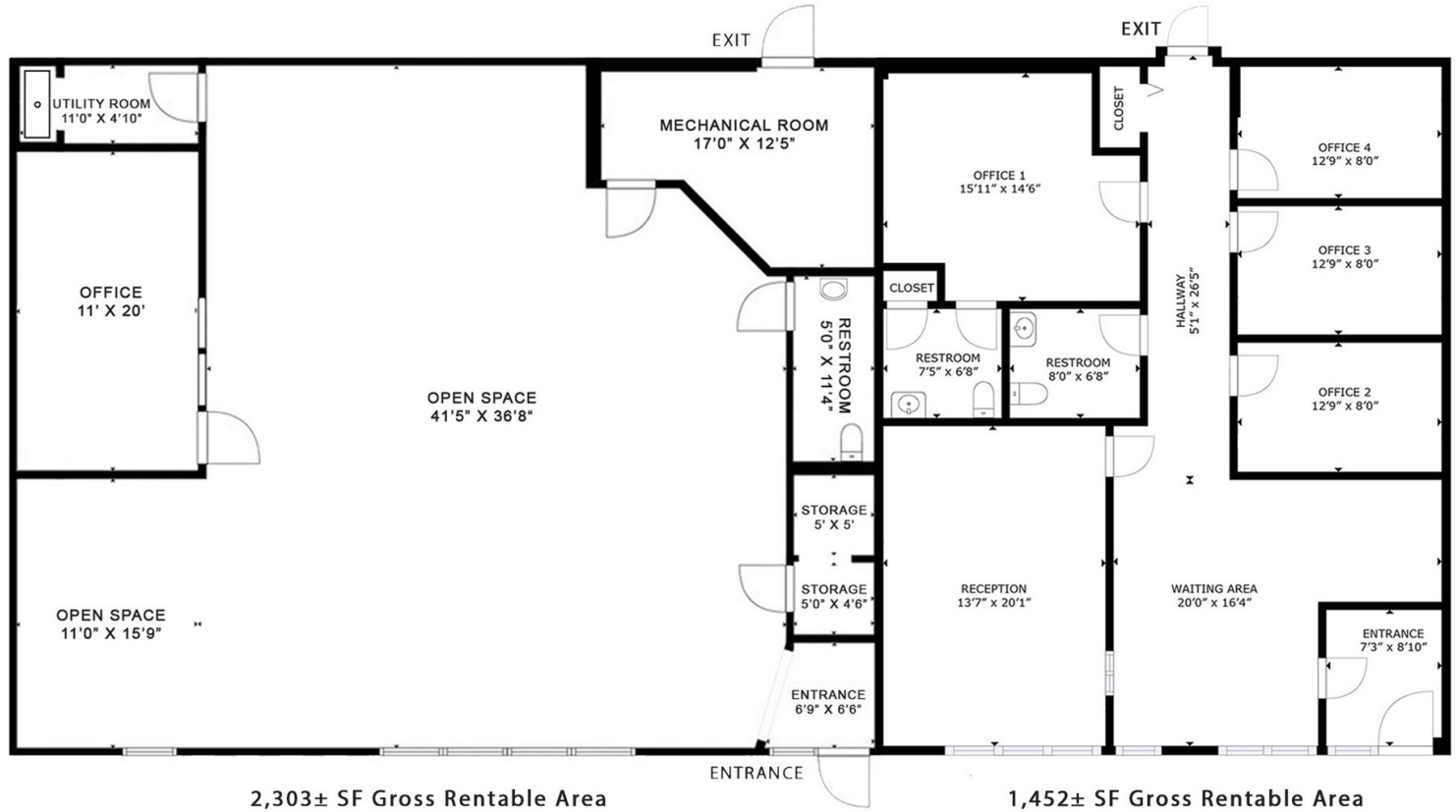
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UP TO 3,755± SF MIXED-USE SPACE

For Lease | 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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