

FOR LEASE

OFFICE SUITES WITH SHARED AMENITIES

2700-2730 W. 21st Street | Erie, PA 16506



HIGHLIGHTS

- Multi-Room Office Suites For Lease
- 846± SF Five-Room Office Suite With Shared Lobby, Restrooms & Break Room Offered At \$1,125/Month (\$15.96/SF/YR) - All Included
- 993± SF Office Suite with Private Entrance Offered At \$1,100/Month (\$13.25/SF/YR) + Gas & Electric
- 1,071± SF Corner Office Suite with Private Entrance \$1,195/Month (\$13.39/SF/YR) + Gas & Electric
- Up To 2,064± SF Office Suite Available
- Floor Plans &/Or 3D Tours Available
- Abundant, Free Parking
- Easy Access to Major Traffic & Business Corridors
- Less Than 1 Mile from I-79 & 6 Miles from I-90
- Tenant Pays for Desired Phone/Internet
- Fiber Optic Internet Available

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FOR MORE INFORMATION PLEASE CONTACT

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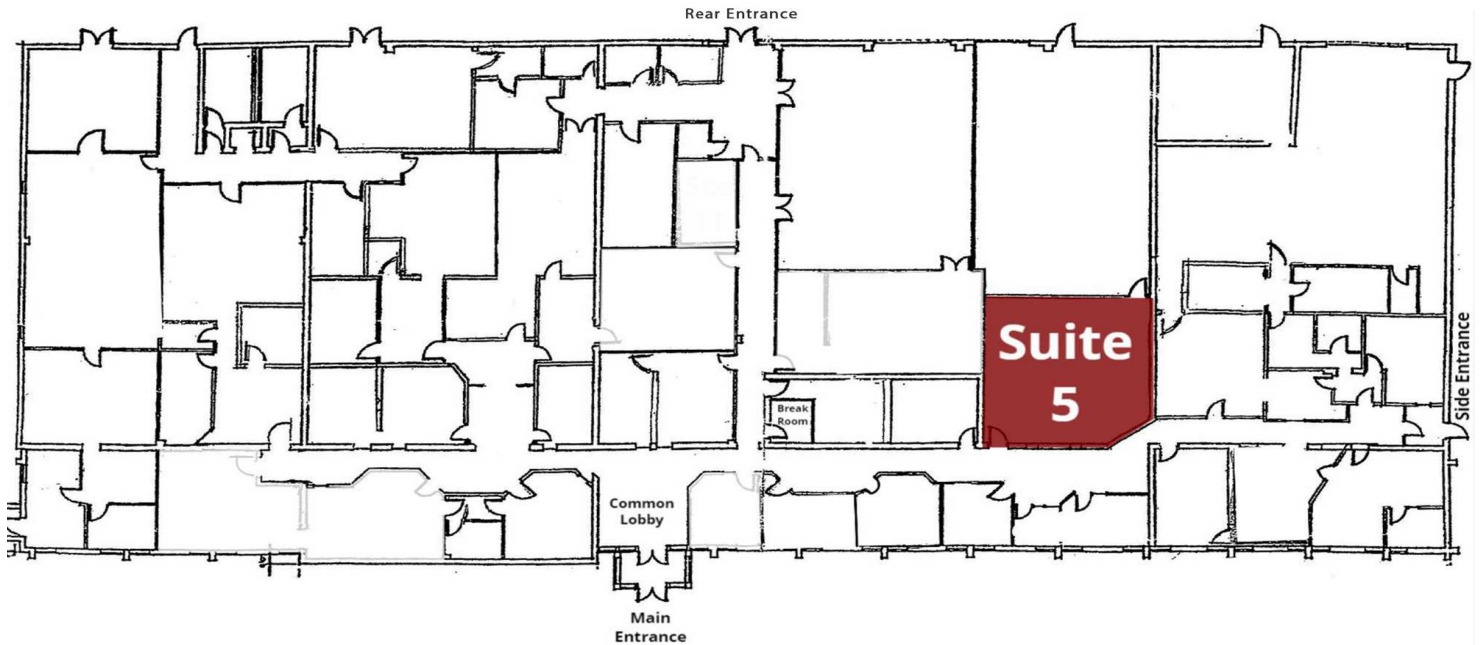
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SBRE

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2700 W. 21st Street

NOTE: Layout may not be to scale.

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
■ Suite 5	846 SF	\$15.96 SF/yr	846± SF five-room office suite available for lease - completely renovated in 2020. Suite features an excellent layout with private lobby/reception, 3 private offices & storage area/small office. Floor plan available. Offered at \$1,125/month (\$15.96/SF/YR) including all utilities. Tenant pays rent plus desired phone/internet.
■ 2730 W. 21st Street, Suite B	993 - 2,064 SF	\$13.25 SF/yr	993± SF office suite for lease: private entrance, lobby/reception, 2 private offices, open workspace, IT/storage room, and a private restroom with a shower and storage closet. 3D tour & floor plan available. Offered at \$1,100/month (\$13.25/SF/YR) plus separately metered gas & electric and desired phone/internet.
■ 2730 W. 21st Street, Suite C	1,071 - 2,064 SF	\$13.39 SF/yr	1,071± SF office suite for lease. Corner unit with windows for natural light! Private entrance, reception, 4 private offices, IT/storage room, kitchenette, and private restroom. 3D tour & floor plan available. Offered at \$1,195/month (\$13.39/SF/YR) plus separately metered gas & electric and desired phone/internet. Up to 2,064± SF available.

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