

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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## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**  
Broker

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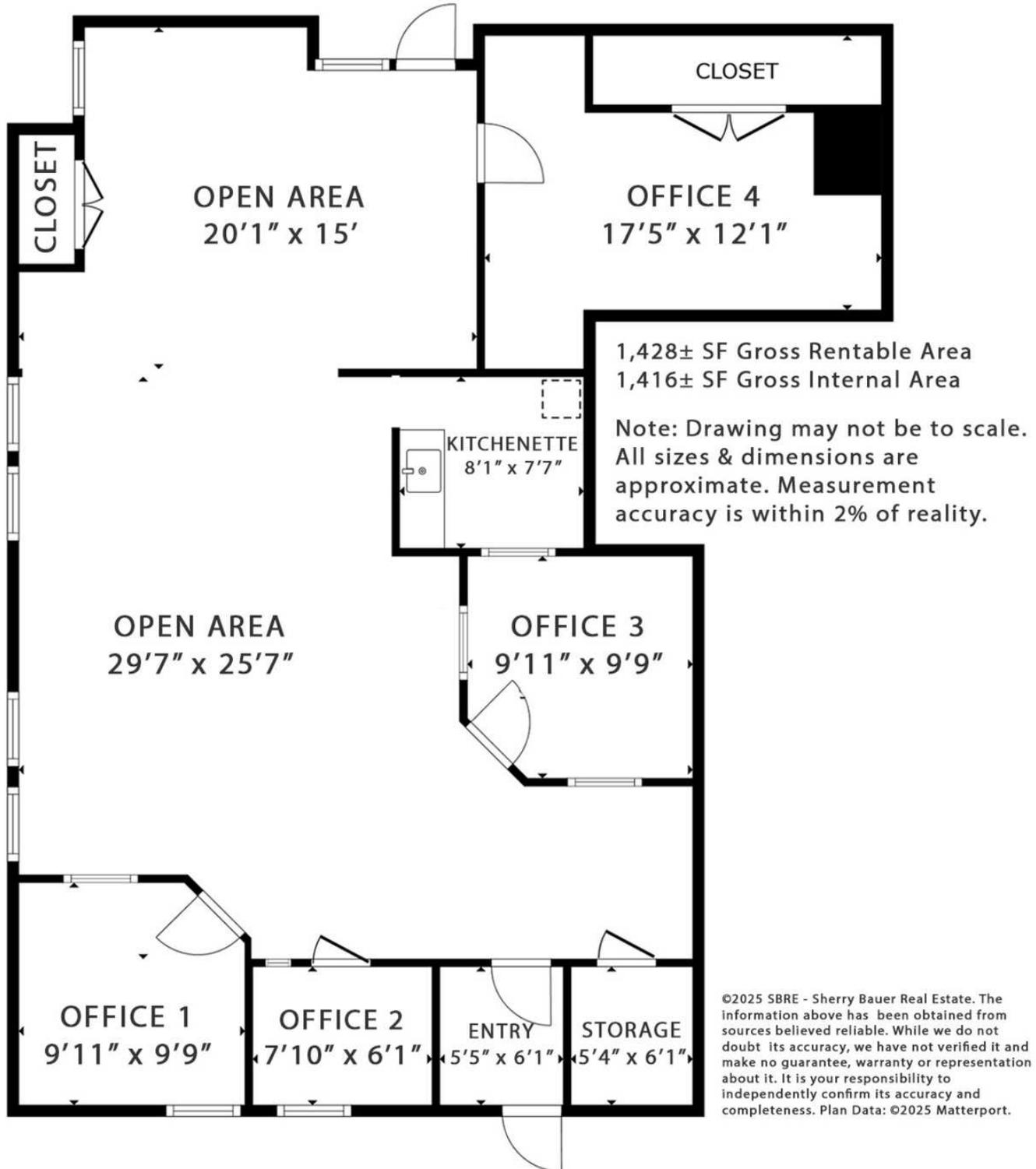
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