

FOR LEASE

JOIN THE BAYVIEW OFFICE PARK

410 Cranberry Street | Erie, PA 16507



HIGHLIGHTS

- Now Leasing At The Prestigious Bayview Office Park
- 771± SF To 2,719± SF Office Suites Available
- Excellent Layouts With Abundant Natural Light
- Floor Plans Available
- Easy Access to Downtown Business District, I-79 & I-90
- Abundant Free Parking
- Elevator Serviced Building
- Keyless Entry & Full Security System
- Excellent Signage & Visibility
- Join Citizens Bank, Bayfront Wide Open MRI/C-T, Stoner Financial Management, Julie Haas, SLP, LPL Financial & Lee J. Simon, D.D.S.

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

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

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NOW LEASING AT BAYVIEW OFFICE PARK

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 130	771 SF	Full Service	\$24.82 SF/yr	771±SF office suite for lease at the prestigious Bayview Office Park. Layout with reception/lobby, 2 offices with windows, conference room with window & kitchenette. 3D tour & floor plan available. Elevator serviced building features abundant free parking, security system, keyless entry & shared restrooms. Conveniently located just off the Bayfront Connector with easy access to Erie's downtown business corridor, I-79 & I-90. Offered at \$1,595/month (\$24.82/SF/YR) full service. Tenant pays rent plus any desired phone or internet.
■ Suite 210	2,719 SF	Modified Net	\$19.50 SF/yr	2,719± SF corner office suite available for lease at the prestigious Bayview Office Park - located immediately off the lobby. Layout includes waiting area, 6 private offices, open office area, conference room, IT room, utility room & break room. Floor plan & tenant incentives available. Ideally located with easy access to downtown business district, I-79 & I-90. Abundant off-street parking, keyless entry & full security system. Offered at \$19.50/SF/YR plus taxes & utilities. Taxes estimated at \$2.64/SF/YR based on 2025. Tenant pays approximately \$5,017/month (rent + taxes) plus utilities.
■ Suite 310	2,401 SF	Modified Net	\$19.50 SF/yr	2,401± SF corner office suite available for lease at the prestigious Bayview Office Park. Available April 2026. Layout includes waiting area, reception, 8 private offices, storage, utility room & private restroom. Floor plan & tenant incentives available. Elevator serviced building features abundant free parking, security system, keyless entry & shared restrooms. Ideally located with easy access to downtown business district, I-79 & I-90. Offered at \$19.50/SF/YR plus taxes & utilities. Taxes estimated at \$2.64/SF/YR based on 2025. Tenant pays approximately \$4,430/month (rent + taxes) plus utilities.

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771± SF OFFICE SUITE

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OFFERED AT:
\$1,595/MONTH
\$24.82/SF/YR
(FULL SERVICE)

PROPERTY HIGHLIGHTS

- 771± SF Office Suite Available
- Located At The Prestigious Bayview Office Park
- Easy Access to Downtown Business District, I-79 & I-90
- Private Reception / Lobby
- Conference Room With Windows
- 2 Private Offices With Windows
- In-Suite Kitchenette
- Abundant Free Parking
- Elevator Serviced Building
- Keyless Entry & Full Security System
- Join Citizens Bank, Bayfront Wide Open MRI/C-T, Stoner Financial Management, Julie Haas, SLP, LPL Financial & Lee J. Simon, D.D.S.
- Offered At \$1,595/Month (\$24.82/SF/YR)
- Full Service Lease
- Tenant Pays Rent Plus Desired Phone/Internet
- Tour Online:
<https://my.matterport.com/show/?m=S3cAoxu3tAW>

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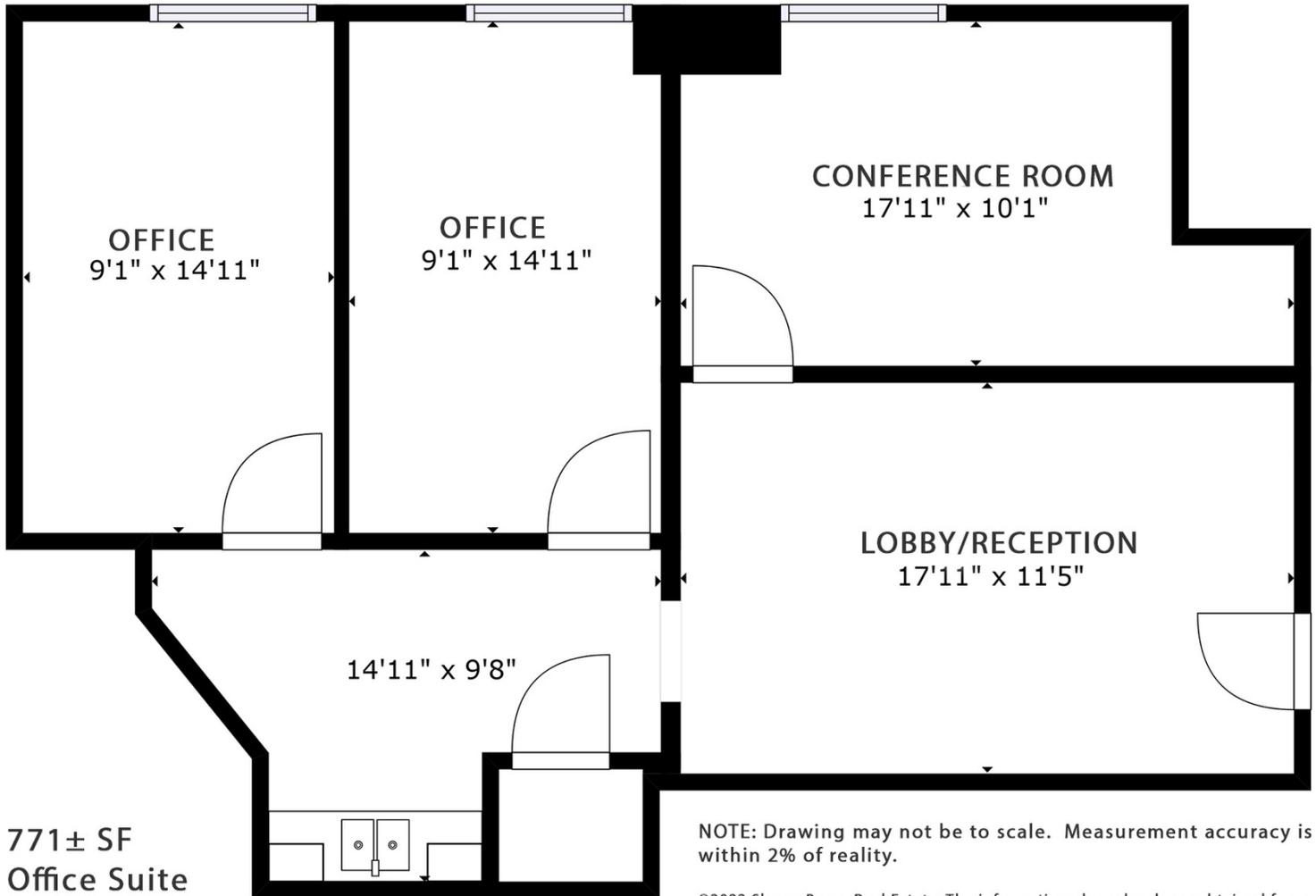
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OFFERED AT:
\$19.50 SF/YR
(NN)

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- Easy Access To Downtown Business District, I-79 & I-90
- Layout Includes Waiting Area, 6 Private Offices, Open Office Area, Conference Room, IT Room, Utility Room & Break Room
- Corner Unit With Abundant Natural Light Throughout
- Windows In All Offices & Conference Room
- Tenant Incentives Available
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- Offered At \$19.50/SF/YR + Taxes + Utilities
- Taxes Estimated At \$2.64/SF/YR Based On 2025-2026
- Tenant Pays Approximately \$5,017/Month + Utilities

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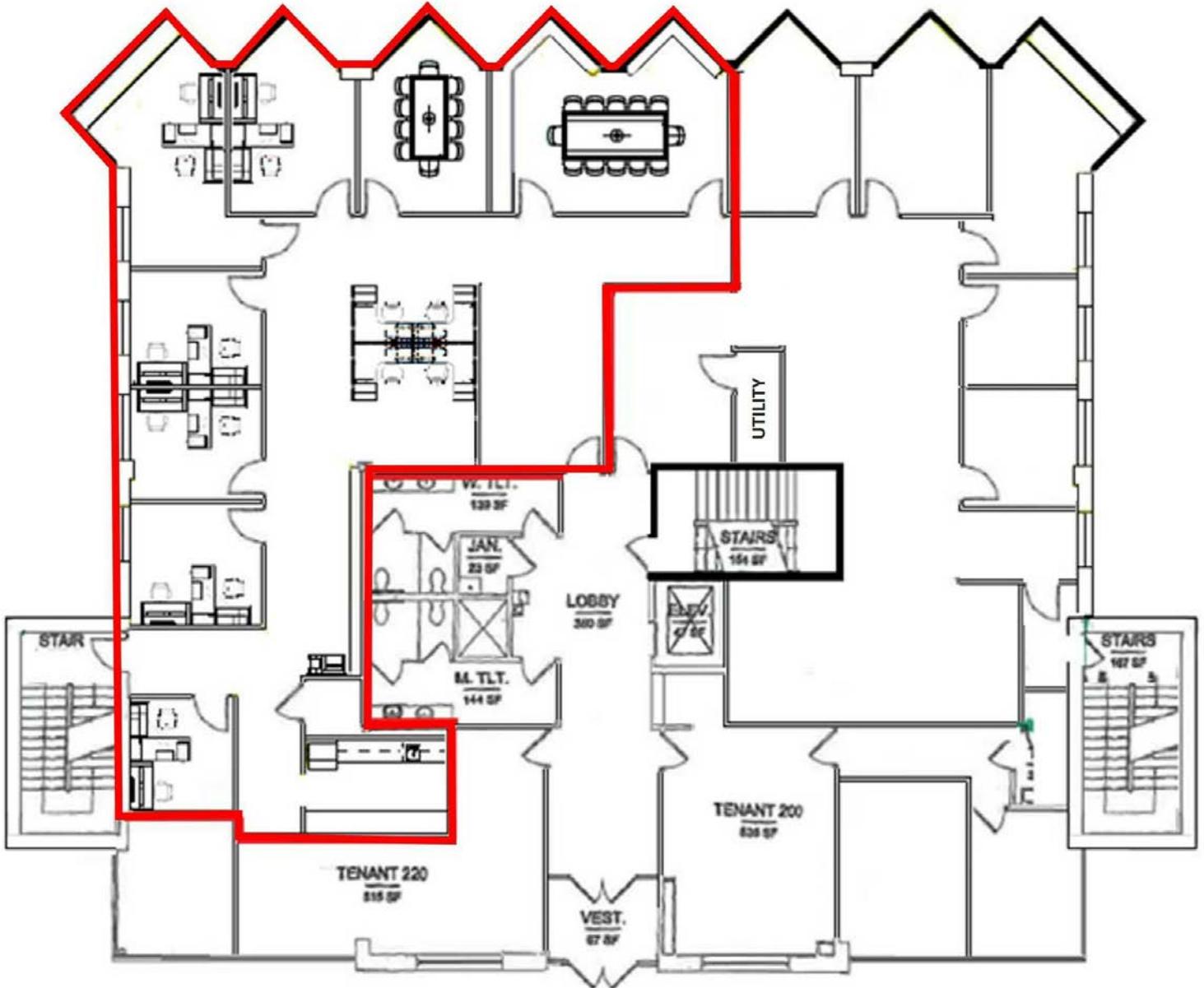
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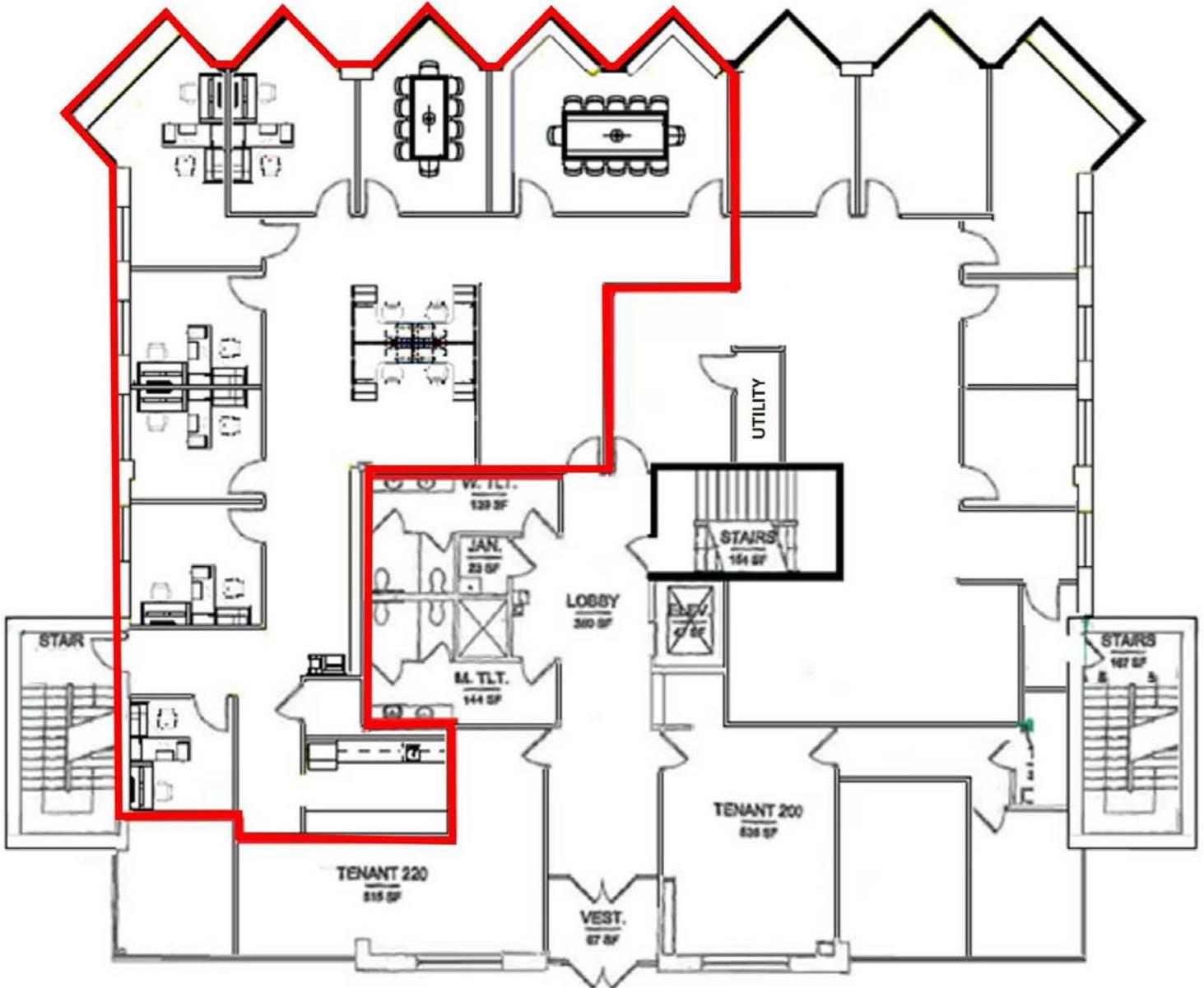
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