

FOR LEASE

# 3,576± SF OFFICE SUITE

5735 E. Lake Road | Erie, PA 16511



**OFFERED AT:**  
\$14.09/SF/YR  
FULL SERVICE  
(\$4,200/MONTH)



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## PROPERTY HIGHLIGHTS

- 3,576± SF Modern Office Suite For Lease
- Excellent Floor Plan
- 2 Private Entrances & Reception With Waiting Area
- Conference Room & Large Private Office
- Open Office Area With 6 Stations
- Work Room & 2 Restrooms
- Entire Property Has Been Completely Renovated
- Abundant Parking – Paved Off-Street Parking For ±50
- Zoned Lakefront District (LF) – Harborcreek Township
- Permitting Multiple Uses: Office, Eating & Drinking Establishment, Place Of Worship, Indoor Recreation, Retail & More
- Offered At \$14.09/SF/YR – Full Service
- Tenant Pays Approximately \$4,200/Month + Desired Phone/Internet
- 2,848± SF White Box, Mixed-Use Space Also Available



## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**  
**Broker**

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

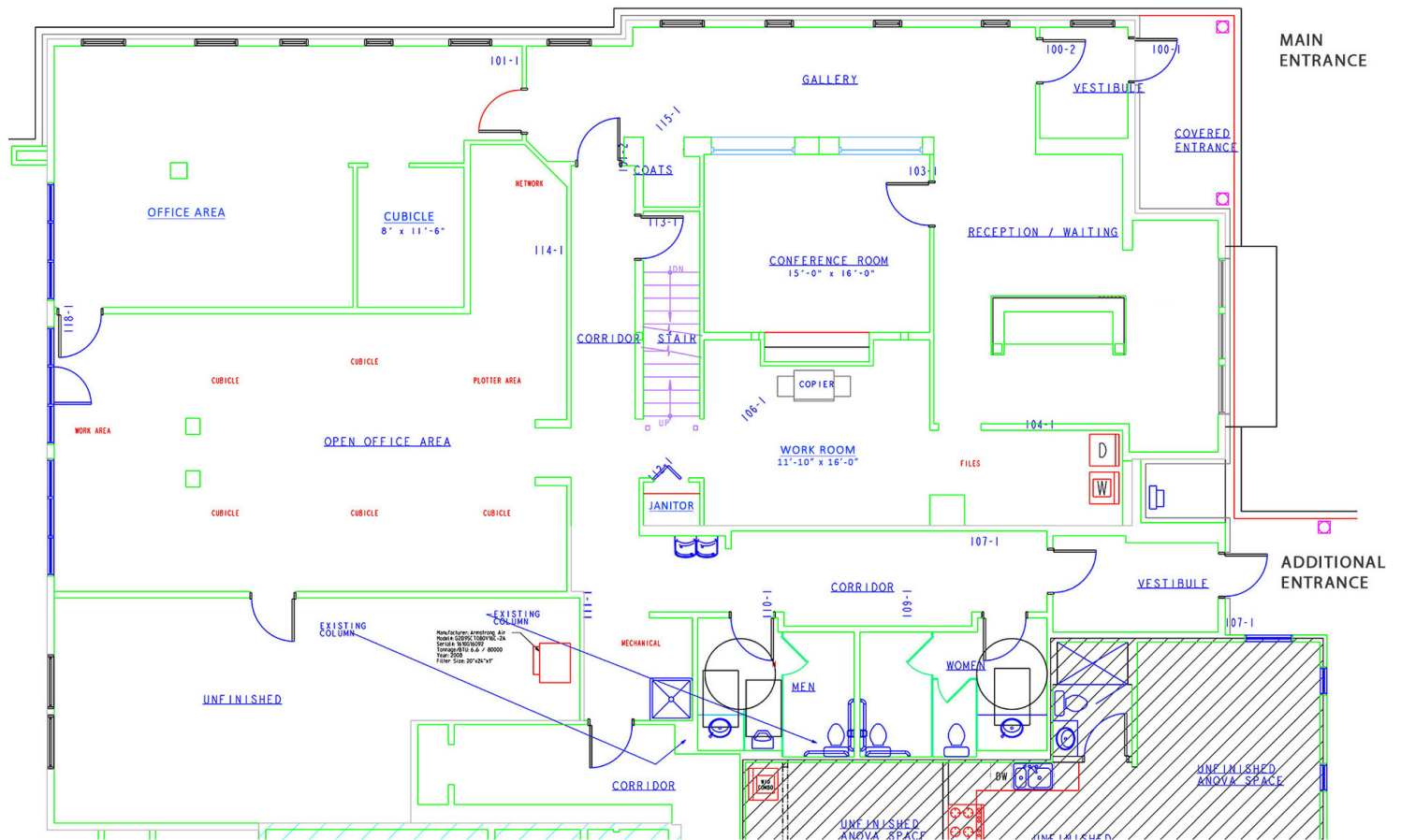
# SBRE

3,576± SF OFFICE SUITE

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Floor Plan

5735 W. Lake Road - Erie, PA 16511



3,576± SF Gross Rentable Area

Note: Drawing may not be to scale.  
All sizes & dimensions are approximate.

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## ARTICLE XI

### LF LAKEFRONT ZONING DISTRICT

#### SECTION 1101 PURPOSE

The purpose of this district is to plan and encourage infill and expansion of existing development on Lake Erie Bluff with sound practices to help protect the stability of the bluff, yet realize the full economic potential of the unique features of the lake. This district provides for a mixed use of small-scale commercial and residential uses.

#### SECTION 1102 TABLE OF USES

| PRINCIPAL USE                                                                                                                                                                                                          | TYPE* |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| Dwelling, Single-Family                                                                                                                                                                                                | P     |
| Dwelling, Multi-Family (55+)                                                                                                                                                                                           | C     |
| Dwelling, Townhome                                                                                                                                                                                                     | C     |
| Eating & Drinking Establishment (Less than 5,000sq.ft.)                                                                                                                                                                | P     |
| Emergency Response Facility                                                                                                                                                                                            | P     |
| Essential Service (Public Utility)                                                                                                                                                                                     | P     |
| Essential Service Structures                                                                                                                                                                                           | C     |
| Event Venue                                                                                                                                                                                                            | C     |
| Group Residence Facility                                                                                                                                                                                               | C     |
| Marina                                                                                                                                                                                                                 | C     |
| Nursing, Convalescent, Assisted Living, & Retirement Home                                                                                                                                                              | C     |
| Park, Public                                                                                                                                                                                                           | P     |
| Personal Service Establishment                                                                                                                                                                                         | P     |
| Place of Worship (Less than 20,000 sq.ft.)                                                                                                                                                                             | P     |
| Planned Residential Development                                                                                                                                                                                        | C     |
| Professional Office/Service                                                                                                                                                                                            | P     |
| Recreation Facility (Indoor Commercial)                                                                                                                                                                                | P     |
| Research Laboratories                                                                                                                                                                                                  | C     |
| Retail (Less than 5,000 sq.ft.)                                                                                                                                                                                        | C     |
| ACCESSORY USE                                                                                                                                                                                                          | TYPE* |
| Accessory Solar Energy System                                                                                                                                                                                          | P     |
| Home Occupation                                                                                                                                                                                                        | C     |
| No-Impact Home Based Business                                                                                                                                                                                          | P     |
| Small Wind Turbine                                                                                                                                                                                                     | P     |
| Wireless Communication, Co-Location                                                                                                                                                                                    | P     |
| <p>* P = Permitted by Right<br/> SE = Permitted by Special Exception with a hearing before the Zoning Hearing Board,<br/> C = Permitted by Conditional Use with a hearing before the Township Board of Supervisors</p> |       |

**SECTION 1103 YARD AND HEIGHT REQUIREMENTS (See Appendices for illustrations)**

| <b>Use Type/Dimension</b>   | <b>Single Family Dwellings And Seasonal Dwellings</b>                                                                                 | <b>Townhomes*</b>    | <b>Non-Residential Uses</b>                                                                             |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------|
| Minimum Lot Area            | 10,000 sq.ft (new lots created shall be at least 30,000 sq.ft. unless served by public sewer)                                         | 5 acres              | 30,000 sq.ft.                                                                                           |
| Minimum Lot Width           | 75 feet                                                                                                                               | 200 feet             | 100 feet                                                                                                |
| Minimum Front Yard Depth    | 35 feet, or an average of nearest two adjacent structures, provided such structures are within 100 feet                               | 50 feet              | 35 feet, or an average of nearest two adjacent structures, provided such structures are within 100 feet |
| Minimum Side Yard Width     | 10 Feet<br>Accessory structures with less than 224 sq.ft. of floor area: Interior lot line—5 feet, street side on corner lot—20 feet. | 50 feet              | 10 Feet from other nonresidential, 75 feet from residential use                                         |
| Minimum Rear Yard Depth     | 35 Feet<br>Lake Bluff - 50 feet                                                                                                       | Lake Bluff - 75 feet | 10 Feet from other nonresidential, 75 feet from residential use.<br>Lake Bluff – 75 feet                |
| Maximum Height of Structure | 45 feet                                                                                                                               | 35 feet              | 45 feet                                                                                                 |
| Maximum Coverage            | 50%                                                                                                                                   | 40%                  | 50%                                                                                                     |

- \* Note: Townhomes shall have a maximum of four (4) units per acre with a maximum of four (4) units per building. They shall also comply with the Township Subdivision and Land Development Ordinance.