

# Cross Property Client Full

## Commercial/Industrial Property



MLS#: **172641** Status: **ACT** Area: **2** L/Price: **\$16.00**  
Address: **100 STATE Street Unit#301** O/Price: **\$16.00**  
City: **Erie** Zip: **16507** Type: **CMLLSE**  
Municipality: **Erie**  
Ap LotSz: **0x0** Acreage:  
Co Index: **17-040-045.0-102.10** Zoning: **W-C-2** Zoning 2:  
Co Index 2:

**BUILDING INFORMATION**  
Total SF: **2212/PLANS** Construc: **MASONRY, STEEL** Yr Built:  
Office SF: **2,212** Min Rts: #RestRm:  
Leased: **N** #Park/Surf:  
RailSdng: #OverhdDr: #DockLvrs:  
Sprnklr: Crane Cap: Ceil Ht:  
Fencing: Pres Use: **Vacant Office Space**  
Site Study: **N** WetInd Stdy: **N** Survey: **N**  
Audio/Video Rcrd Device on Premise: **Yes**

Recent: **10/20/23 : NEW**

### LEASE INFORMATION

Lease:

### UTILITIES

Heat: **FRCDAIR** Water: **PUBLIC**  
Fuel: Sewer: **PUBLIC**  
A/C: **CENELEC** Amp/Volt/Ph:  
Rmks: **Open floor plan with perimeter offices with water view, and in excellent condition. Base rent is \$16.00 PSF per year. Operating Expenses of \$7.50 PSF. Operating Expenses include common area maintenance, real estate taxes, utilities, insurance, porter service, full HVAC service, elevator service and on-site indoor and surface parking. This is a full-service lease.**

Recording Device Desc: **Security**

Dir: **Located at the corner of the Bayfront Highway and State Street.**

### FINANCIAL INFORMATION

Deposit: **\$4,335**

County/Yr:	<b>\$ / 2021</b>	Assessed Value
School/Yr:	<b>\$ / 2021</b>	Land: <b>\$0</b>
City Twp/Yr:	<b>\$ / 2021</b>	Imprv: <b>\$0</b>
Total Taxes:	<b>\$0</b>	Totl: <b>\$0</b>
Transfer Tax:	<b>N/A</b>	Sellers Disclosure: <b>N</b>

Megan Zimmerman

10/23/2023 9:29:16 AM