

FOR LEASE

2,400± SF OFFICE SUITE

Plaza 79 | 2437 W. 26th Street | Erie, PA 16506



OFFERED AT:
\$13.50/SF/YR
(\$2,800/MONTH
+ UTILITIES)

PROPERTY HIGHLIGHTS

- 2,400± SF Office Suite For Lease At Plaza 79
- Reception & Waiting Area
- 6 Private Offices & Break Room With Kitchenette
- 4 Storage Rooms & 2 Private Restrooms
- 20'11" Window Frontage For Signage & Natural Light
- 3D Tour & Floor Plan Available
- 23,000 Average Daily Traffic (PennDOT AADT 2024 Count Year)
- Just Off I-79 At Signalized Intersection Of W. 26th Street & Crescent Drive With Abundant Free Parking
- First Suite On The Western End Of Plaza 79
- Zoned C-1, Corridor Commercial (Millcreek Township)
- Potential Uses: Personal Services, Professional & Medical Services, Daycare Center, & Animal Daycare
- Offered At \$13.50/SF/YR + CAM \$0.50/SF/YR + Utilities
- Tenant Pays Approximately \$2,800/Month + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=JZnSu7LkzLH>

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

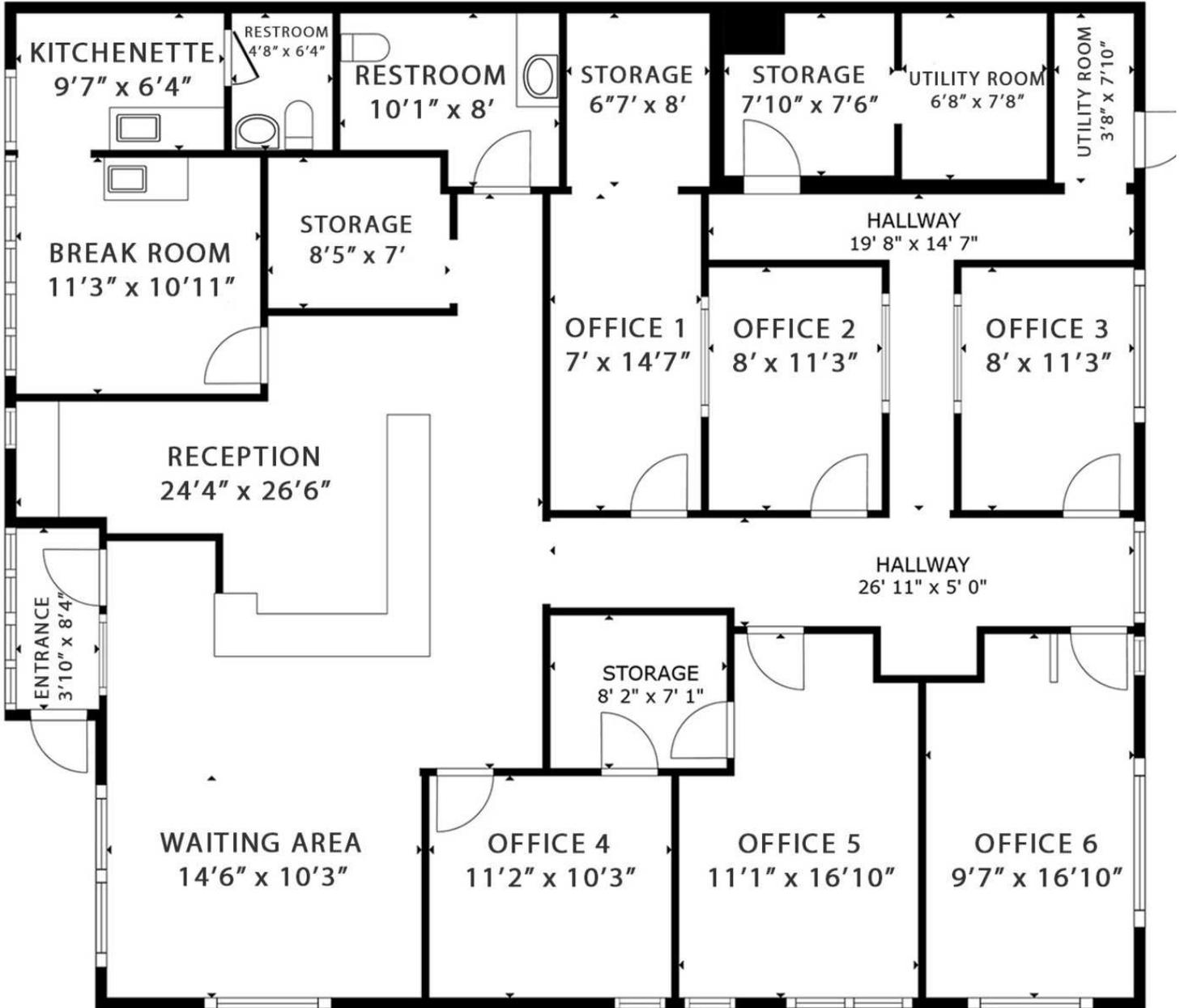
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SBRE

2,400± SF OFFICE SUITE

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360° VIRTUAL TOUR



2,400± SF Gross Rentable Area
2,286± SF Gross Internal Area

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

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§ 145-18 C1 CORRIDOR COMMERCIAL DISTRICT.

- A. Purpose. The C1 District is intended primarily for local retail, office and service Uses necessary to satisfy the needs of nearby residential neighborhoods.
- B. Permitted Uses. Uses and their Accessory Structures permitted in the C1 District include:
 - 1. Animal Daycare.
 - 2. Business Services.
 - 3. Car Wash.
 - 4. Clinic.
 - 5. Continuing Care Facility.
 - 6. Convenience Store, Neighborhood.
 - 7. Convenience Store, Small.
 - 8. Day-Care Center.
 - 9. Eating and Drinking Establishment.

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10. Educational Institution.
 11. Essential Services.
 12. Financial Institution.
 13. Forestry.
 14. Funeral Home.
 15. Ghost Kitchen.
 16. Health Club.
 17. Hospital.
 18. Lawn and Garden Center.
 19. Makerspace.
 20. Medical Marijuana Dispensary.
 21. Mixed Use Occupancy (Commercial).
 22. Multiple-Establishment Center.
 23. Personal Services.
 24. Pet Grooming Establishment.
 25. Professional Services.
 26. Public Buildings and Structures.
 27. Recreation Facility, Commercial.
 28. Recreation Facility, Public.
 29. Retail Business Establishment.
 30. Shopping Center, Community.
 31. Shopping Center, Neighborhood.
 32. Studio, Dancing or Music.
 33. Vehicle Detail.
 34. Vehicle Sales, Rental, Service and Repair.
 35. Veterinary Clinic.

36. Wireless Communications Facility, Non-Tower.

C. Uses permitted by Conditional Use. The Board of Supervisors may approve a Use by Conditional Use for the following Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Use as set forth in Article V of this Chapter are satisfied:

1. Garage, Public.

D. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special Exception, or Conditional Use are permitted by right, including but not limited to, the following:

1. Car Wash, Accessory.
2. Drive-Through Facility.
3. Kennel, Accessory.
4. Personal Support Services for a Continuing Care Facility.
5. Small Wireless Facility.
6. Solar Energy System, Private.
7. Temporary Uses.
8. Vehicle Fuel Station, Retail.
9. Wind Turbine System, Small.

E. Accessory Uses permitted by Conditional Use. The Board of Supervisors may approve an Accessory Use by Conditional Use for the following Accessory Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Accessory Use as set forth in Article V of this Chapter:

1. Crematory.

F. Dimensional Standards.

Minimum Lot Size	N/A
Minimum Lot Depth	100'
Minimum Lot Width (at ROW)	40'
Maximum Density	N/A
Minimum Front Setback	10'

Minimum Rear Setback	20'
Minimum Side Setback	10'
Maximum Building Height	35'
Maximum Lot Coverage	60%