

# OFFICE SUITES AVAILABLE

**For Lease** | Powell Place | 3800 W. 12th Street | Erie, PA 16505

**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$14.50 - 17.81/SF/YR
<b>Lease Type:</b>	Modified Gross
<b>Building Size:</b>	14,860 SF
<b>Available SF:</b>	1,550 - 1,939 SF
<b>Lot Size:</b>	1.17 Acres
<b>Year Built:</b>	1960
<b>Year Renovated:</b>	2023
<b>Zoning:</b>	MU-2
<b>Traffic Count:</b>	15,705

## PROPERTY HIGHLIGHTS

- Office Space For Lease at Powell Place
- 1,550± SF & 1,939± SF Office Suites Available
- Mix of Private Offices & Open Work Areas
- 3D Tours & Floor Plans Available
- Abundant Free Parking
- Excellent Signage & Visibility Along W. 12th Street
- Centrally Located & On the Public Bus Route
- Zoned MU-2, Corridor Mixed Use
- Join Bayada Habilitation, Blue Ocean Partners, Brandon J. Broderick, Esq., Erie Pharmacy, Forest Counseling, Fortitude Counseling, Thrivent & More

## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**  
Broker

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

**Amanda Bogert**

V.P. of Sales & Marketing

O. 814.453.2000 x102 \ C. 814.790.8342  
abogert@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

| P. 814.453.2000

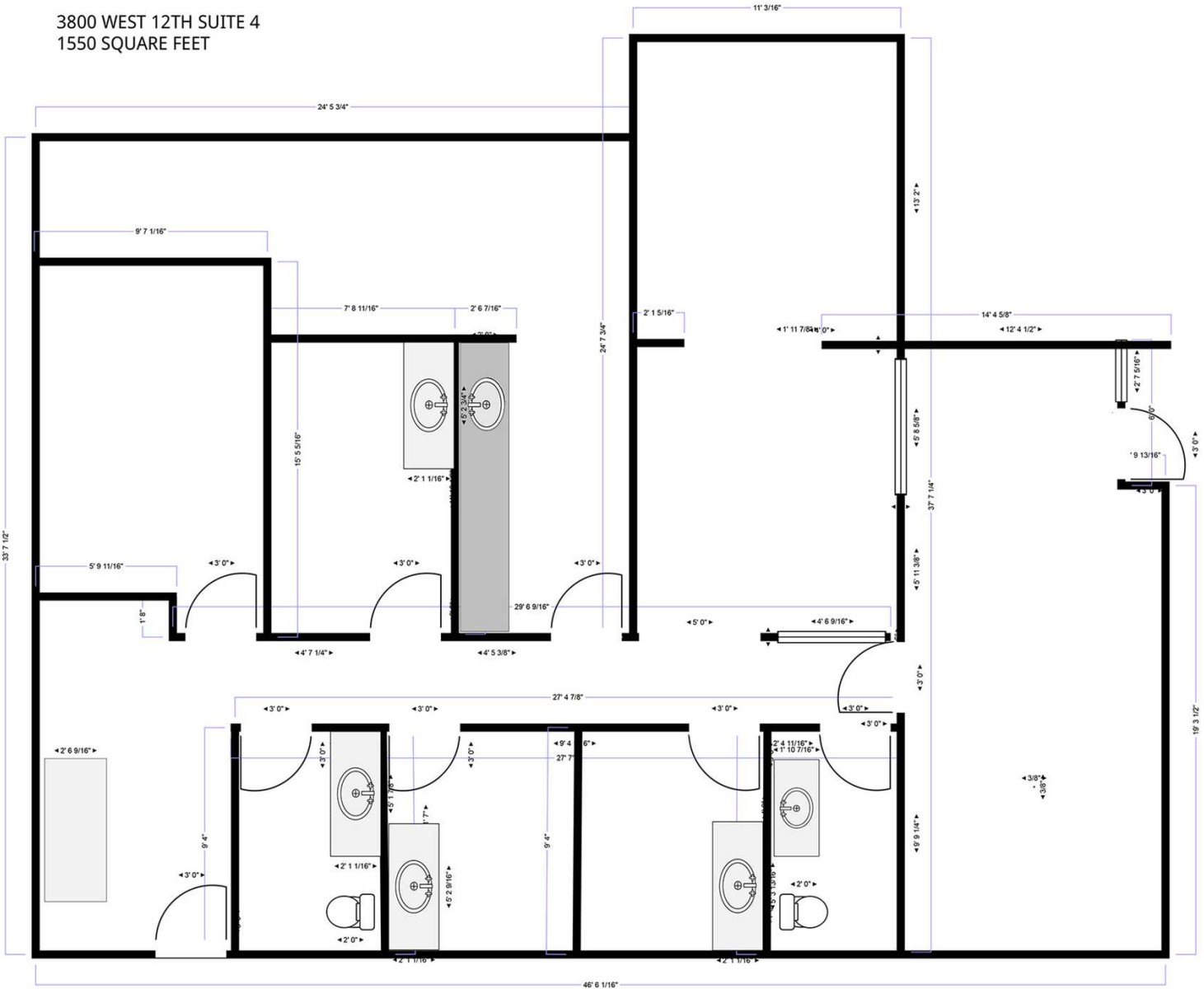
| F. 814.453.2001

| www.sherrybauerrealestate.com

# 1,550± SF OFFICE SUITE

For Lease | 3800 W. 12th Street, Suite 4 | Erie, PA 16505

3800 WEST 12TH SUITE 4  
1550 SQUARE FEET



Note: Layout may not be to scale. All dimensions are approximate.

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1,550± SF Office Suite For Lease  
\$17.81/SF/YR (\$2,300/month) plus gas & electric

Tour Online: <https://my.matterport.com/show/?m=7YSeXiw16Zx>

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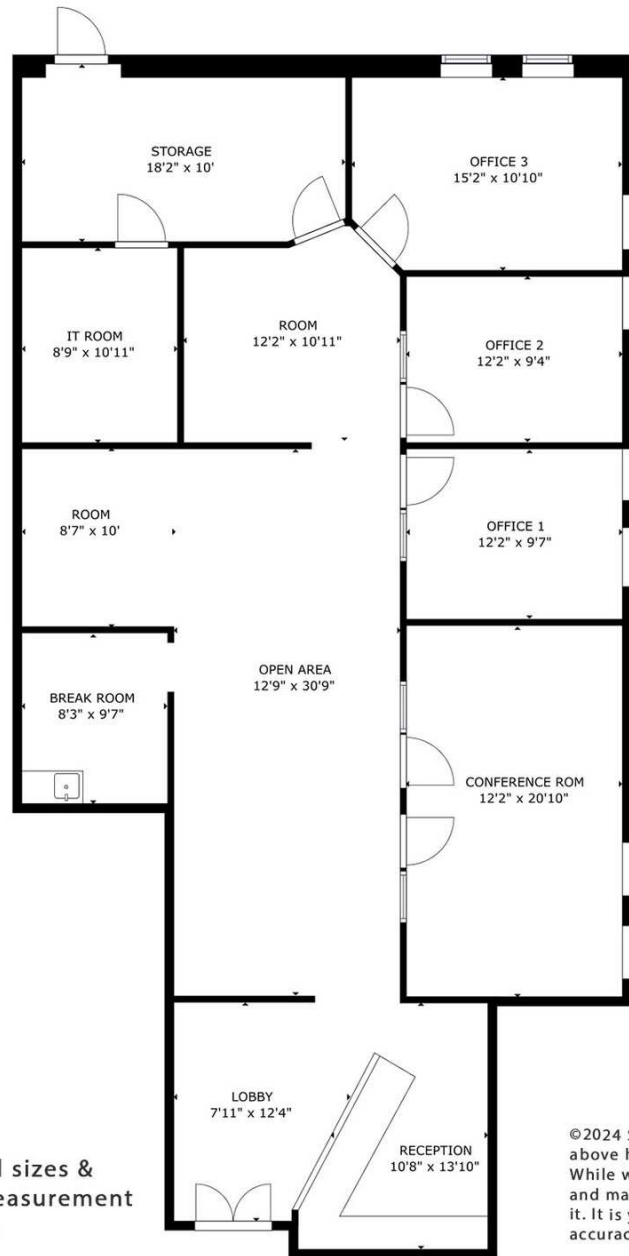
[www.sherrybauerrealestate.com](http://www.sherrybauerrealestate.com)

# 1,939± SF OFFICE SUITE

**For Lease** | 3800 W. 12th Street, Suite 8 | Erie, PA 16505

## Floor Plan

**3800 W. 12th Street, Suite 8  
Erie, PA 16505**



1,939± SF Gross Internal Area

Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality.

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1,939± SF Office Suite For Lease  
\$14.50/SF/YR (\$2,343/month) plus gas & electric

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