

FOR LEASE

SINGLE & MULTI-ROOM OFFICE SUITES

EBCO Park | 2800 W. 21st Street | Erie, PA 16506



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PROPERTY HIGHLIGHTS

- Single & Multi-Room Office Suites For Lease With All-Inclusive Rental Rates
- Join EBCO Park - Home To 110+ Tenants
- Shared Conference Room
- Shared Break Room With Vending
- Abundant Free Parking
- Located Just East Of Peninsula Drive & In Proximity To Major Thoroughfares
- Less Than 1 Mile From I-79 At Exit 182
- Fiber Optic Internet & Signage Available
- 505± SF Warehouse/Storage Space Offered At \$575/Month
- Two-Room Offices Starting At \$652/Month
- 1,907± SF Office With Private Entrance Offered At \$2,453/Month
- 2,832± SF Office With Private Entrance Offered At \$3,776/Month
- Up To 4,739± SF Office Space Available
- Tenants Pay Rent + Desired Phone/Internet



FOR MORE INFORMATION PLEASE CONTACT

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SBRE

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AVAILABLE SPACES

SUITE	SIZE	DESCRIPTION
■ Suite 413	489 - 1,361 SF	489± SF office suite for lease October 2025. Layout includes a large front office (11'2" x 14'9") & one private office with a closet (14'8" x 14'8"). Floor plan available. Located near the 2840 W. 21st Street entrance. Offered at \$652/month (\$16.00/SF/YR) + phone/internet. Up to 1,361± SF available with contiguous space for additional large open workspace. (Part of Suite 2011)
■ Suite 415	872 - 1,361 SF	872± SF office suite for lease October 2025. Suite features an open layout (40'5" x 18'4"). Floor plan available. Located near the 2840 W. 21st Street entrance. Offered at \$1,162/month (\$16.00/SF/YR) + phone/internet. Up to 1,361± SF available with contiguous space for additional 2 private offices. (Part of Suite 2011)
■ Suite 2011A	1,471 - 2,832 SF	1,471± SF office suite for lease October 2025. Suite includes private entrance, 4 offices, large private office with closet & window, conference room with window & private restroom. Floor plan available. Up to 2,832± SF available with contiguous space. Offered at \$1,961/month (\$16.00/SF/YR) + phone/internet. (Part of Suite 2011)
■ Suite 2021	1,907 - 4,739 SF	1,907± SF office suite for lease at EBCO Park. Layout features a private entrance, large open workspace with windows for natural light, 2 private offices & 2 private restrooms. 3D tour & floor plan available. Multiple signage opportunities including illuminated signage available. Offered at \$2,543/month (\$16.00/SF/YR) + desired internet/phone. Up to 4,739± SF available with contiguous space.
■ Suite 2011	2,832 - 4,739 SF	2,832± SF office suite for lease October 2025. Suite includes private entrance, 6 offices, 2 open workspaces, conference room & private restroom. Windows & skylights for natural light. Floor plan available. Up to 4,739± SF available with contiguous space. May sub-divide. Offered at \$3,776/month (\$16.00/SF/YR) + phone/internet.
■ Suite 523	505 SF	505± SF warehouse / storage space for lease with all-inclusive rental rate. Accessible through a shared breakroom with corridor accommodating carts or dolly traffic. Pallet jacks and forklifts cannot be used to deliver palletized goods to suite. Close to shared shipping & receiving area with drive-in overhead door, truck dock & shared forklift, pallet jacks & carts. Located near the 2022 Filmore Avenue entrance. Offered at \$575/month (\$13.66/SF/YR) + phone/internet.

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