

2,000± SF OFFICE SUITE

For Lease | 1600 Peninsula Drive, Suite 16 | Erie, PA 16505

SBRE
SHERRY BAUER REAL ESTATE SERVICES



OFFERED AT

Lease Rate: \$13.50 SF/yr (NNN)

PROPERTY HIGHLIGHTS

- 2,000± SF Office Space For Lease At Peninsula Place
- Waiting Area, Reception, 4 Private Offices, Open Workspace, Break Room, Storage Room & 2 Restrooms
- Along A High Traffic Corridor With 14,000 Average Daily Traffic (PennDOT 2024 Count Year)
- At Signalized Intersection At W. 15th & Peninsula Drive Offering Easy Ingress & Egress
- Abundant Off-Street Parking With 221± Space Parking Lot
- Conveniently Located Near Major Local Thoroughfares & On Bus Route
- Just 1.2 Miles From I-79 & 6.5 Miles From I-90
- Join Aveanna Health Care, Bayada Pediatrics, Center for Hearing & Deaf Services, E.C.C.A. Payroll Services, Gunn-Mowery, Republican Party, US Netting & Visualeyes
- Offered At \$13.50/SF/YR (\$2,250/Month) + CAM + Utilities
- CAM Estimated At \$3.95/SF/YR Based On 2024
- Tenant Pays Approximately \$2,908/Month (Base Rent + CAM) + Utilities

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

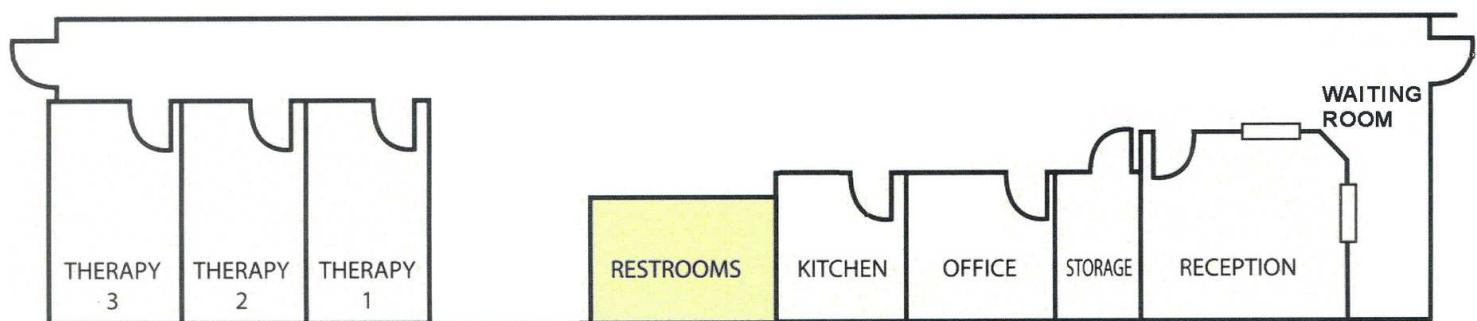
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LAYOUT: 1600 Peninsula Drive, Suite 16

NOTE: Drawing may not be to scale.

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