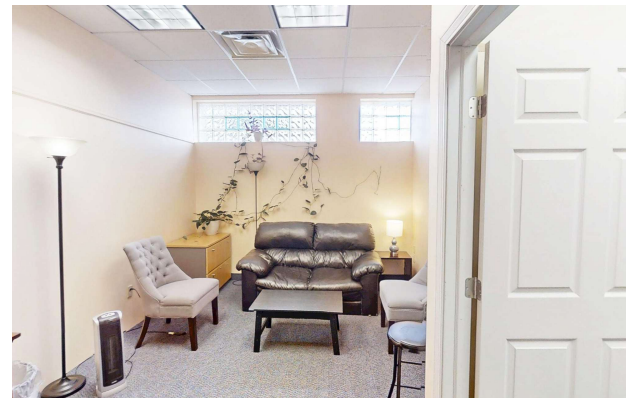
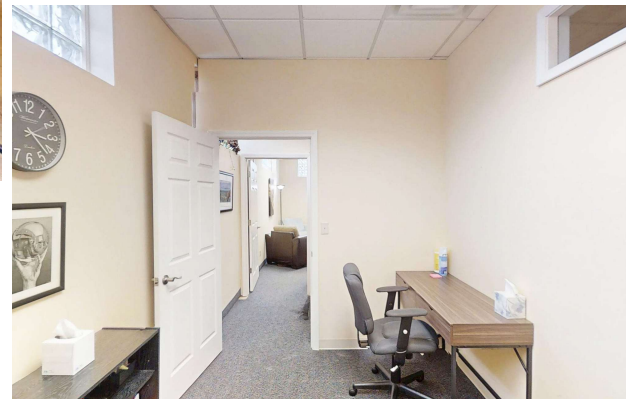


FOR LEASE

2,400± SF OFFICE SUITE

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



OFFERED AT:
\$15.00/SF/YR
(\$3,100/MONTH
+ UTILITIES)

PROPERTY HIGHLIGHTS

- 2,400± SF Office Suite For Lease At Plaza 79
- Reception & Waiting Area With Private ADA Restroom
- 6 Private Offices & Break Room With Kitchenette
- 4 Storage Rooms & 2 Utility Rooms
- 20'11" Window Frontage For Signage & Natural Light
- 3D Tour & Floor Plan Available
- 23,000 Average Daily Traffic (PennDOT AADT, 2023)
- 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-2, Regional Commercial (Millcreek Township)
- Potential Uses: Personal Services, Professional & Medical Services, Daycare Center, & Animal Daycare
- Offered At \$15.00/SF/YR + CAM \$0.50/SF/YR + Utilities
- Tenant Pays Approximately \$3,100/Month + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=JZnSu7LkzLH>

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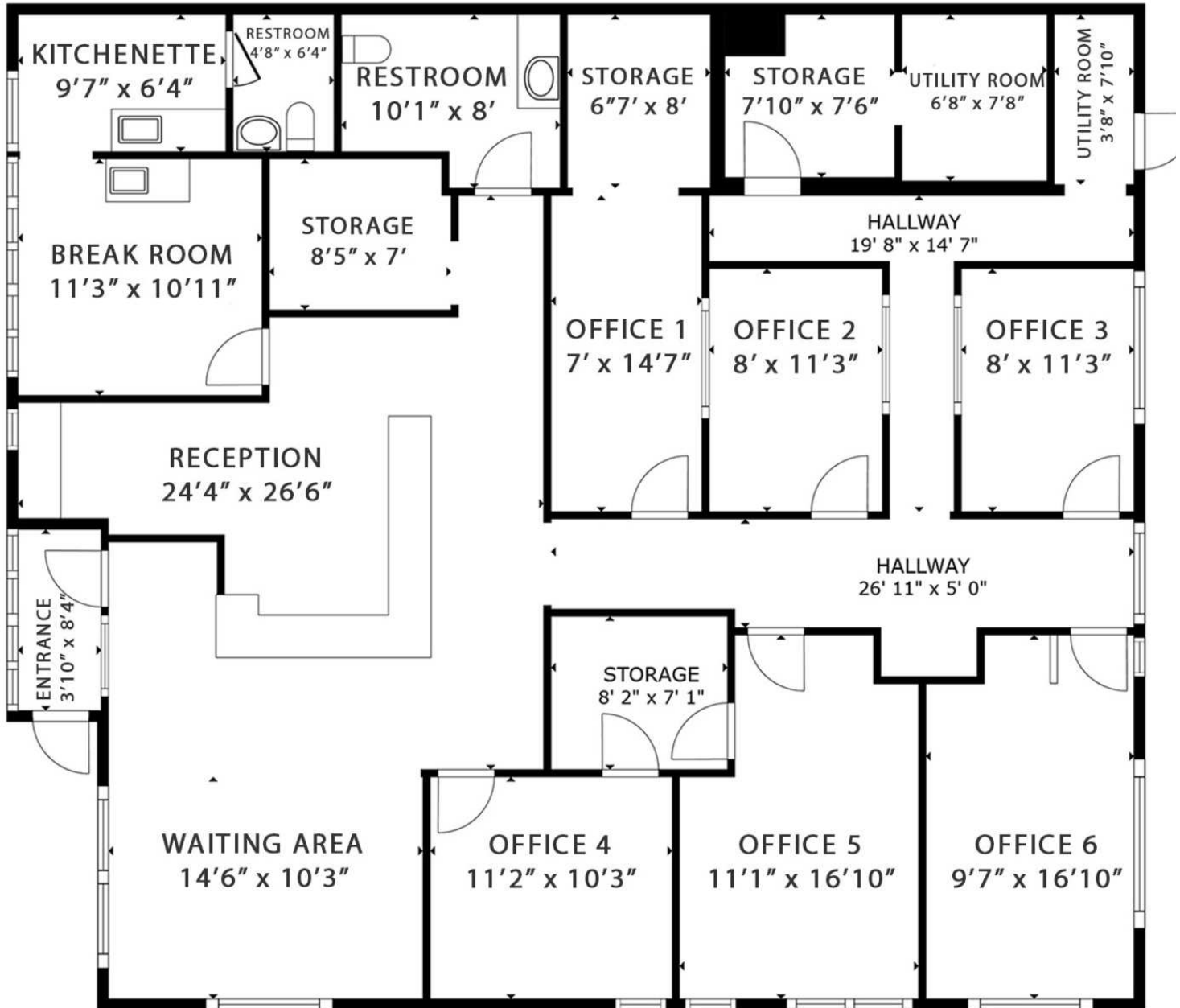
SBRE

2,400± SF OFFICE SUITE

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SBRE
SHERRY BAUER REAL ESTATE SERVICES

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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