

FOR LEASE

1,096± SF FIRST FLOOR OFFICE WITH ALL-INCLUSIVE RENTAL RATE

2702 Peach Street | Erie, PA 16508



OFFERED AT:
\$19.70 SF/YR
(\$1,800/MONTH)
FULL SERVICE

PROPERTY HIGHLIGHTS

- 1,096± SF Fully Climate Controlled First Floor Office
- All-Inclusive Rental Rate
- Excellent Signage & Visibility On Peach Street
- 19,000 Average Annual Daily Traffic (PennDOT AADT 2024 Count Year)
- Layout Includes Waiting Area, Reception, 4 Private Offices, Storage Area & Restroom
- Abundant Natural Light With Windows In All Offices
- Plus Full Basement For Storage
- Floor Plan Available
- Abundant, Free Off-Street Parking
- Paved Parking Lot For 16-20 Vehicles
- Situated On 0.23± Acres Zoned Residential Limited Business (RLB)
- On Public Bus Route
- Offered At \$1,800/Month (\$19.70/SF/YR) Full Service – All Utilities Included

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FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer
Broker**

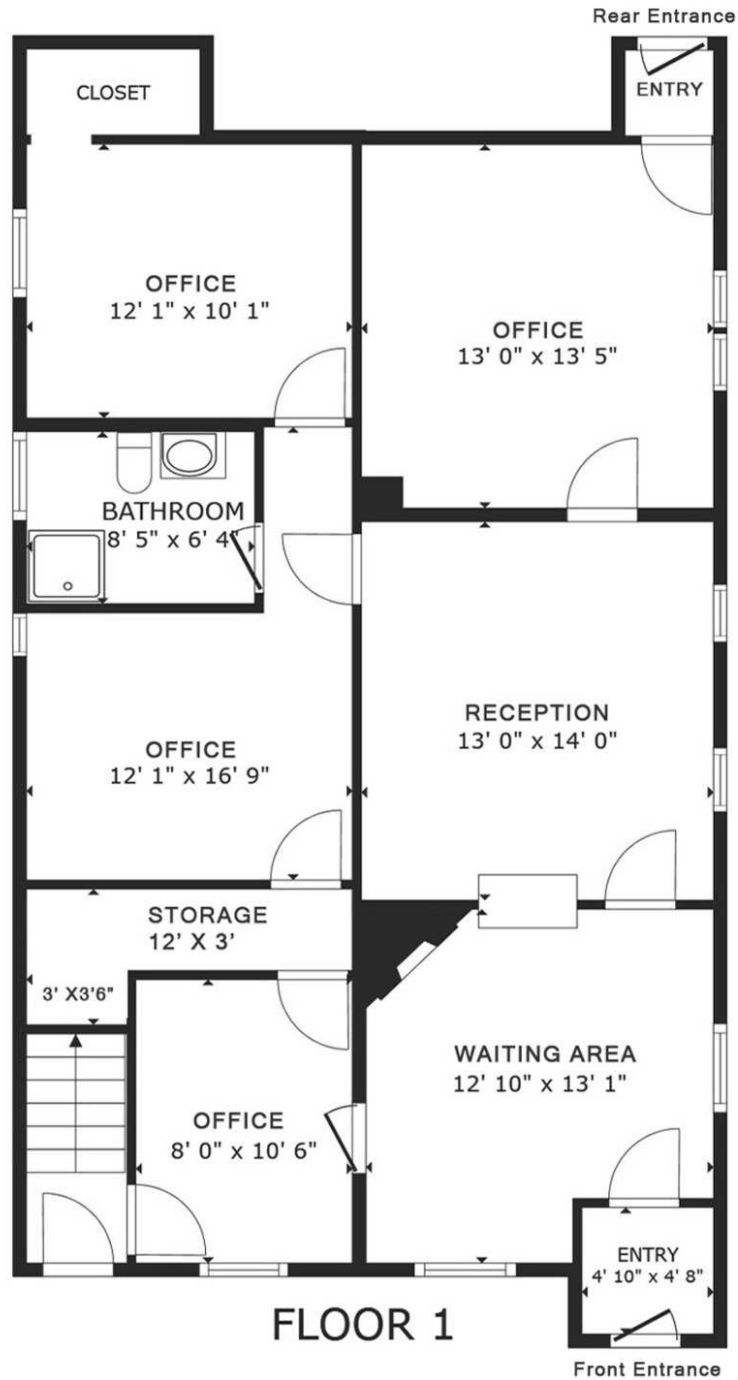
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SBRE

1,096± SF FIRST FLOOR OFFICE

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1,096± SF Gross Internal Area (Per Matterport) / 1,196± SF Gross External Area (Per Erie County Assessor)

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

Additional storage space in basement not shown on plans. ©2025 SBRE - Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Plan Source: ©2024 Matterport.

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