

FOR LEASE

# 1,452± SF OFFICE SUITE

Edgewood Place | 3123 W. 12th Street, Suite C | Erie, PA 16505



**OFFERED AT:**  
\$14.00/SF/YR  
+ CAM  
+ UTILITIES

## PROPERTY HIGHLIGHTS

- 1,452± SF Office Suite For Lease
- Former Medical Office - Floor Plan Available
- Waiting Area & Reception Office With Windows
- 3 Exam Rooms & Large Office With En-Suite Restroom
- ADA Restroom & Storage Closet
- Tenant Incentives Including Paint & Flooring Allowance
- Excellent Signage & Visibility
- 18,000 Average Daily Traffic Along W. 12th Street (PennDOT - 2023 Count Year)
- Abundant Parking In 42-Car Private Lot
- Zoned MU-2 Corridor Mixed Use (Millcreek Township)
- Join Key Note Guitar, Pearson Professional Center & Trilogy Wellness
- Offered at \$14.00/SF/YR + CAM + Utilities
- CAM Estimated At \$3.80 Based On 2024
- Tenant Pays Approximately \$2,154/Month (Base Rent & CAM) + Utilities
- Tour Online:  
<https://my.matterport.com/show/?m=vA4YBe4ya8z>

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## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**  
**Broker**

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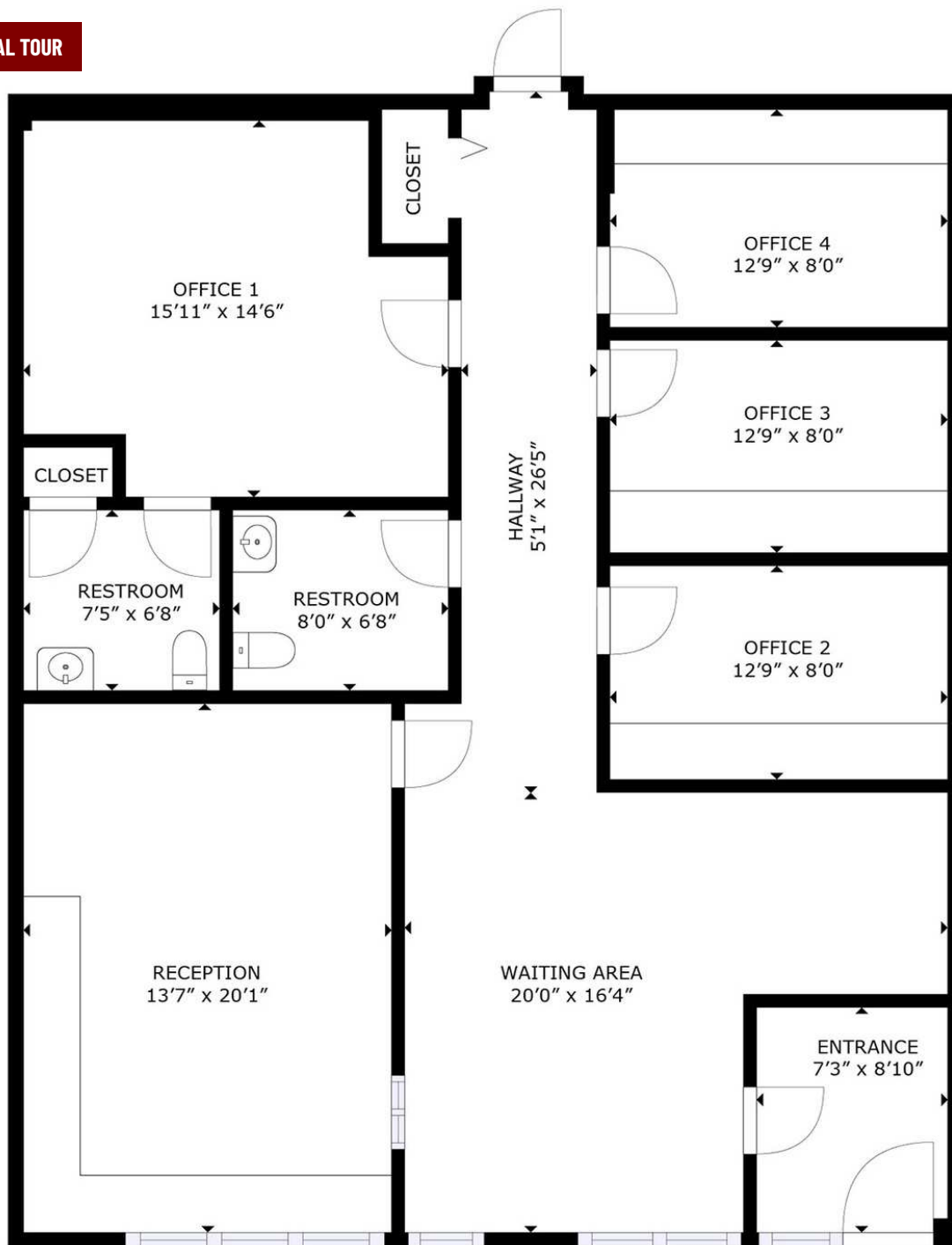
# SBRE

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**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES

**360° VIRTUAL TOUR**



1,452± SF Gross Rentable Area. Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality. ©2024 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 Data: ©2024 Matterport.

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