

OFFICE & MIXED-USE SPACE FOR LEASE

For Lease | Manor Plaza | 2105-2133 W. 8th Street | Erie, PA 16505

SBRE
SHERRY BAUER REAL ESTATE SERVICES



OFFERING SUMMARY

Building Size:	28,080 SF
Available SF:	4,010 SF
Lot Size:	1.101 Acres
Year Built:	1961
Zoning:	C-1, Local Commercial District

PROPERTY HIGHLIGHTS

- Now Leasing at Manor Plaza!
- 1,770± SF Bi-Level Office Suite with Lobby, 4 Offices, 2 Open Workspaces, 2 Storage Rooms & 2 Restrooms - Offered at \$7.42/SF/YR - NNN
Approximately \$1,414/Month + Utilities
- 2,240± SF Lower Level Mixed-Use Space with Large Open Area, 4 Offices/Rooms & 2 Restrooms - Offered at \$4.85/SF/YR - NNN - Approx. \$1,503/Month + Utilities
- Floor Plans & 3D Tours Available
- Excellent Visibility Along High Traffic Corridor
- Abundant Free Parking in Paved Parking Lot
- Zoned C-1, Local Commercial District
- Join Ashley & Kuzma Physical Therapy, Dynamic Family Chiropractic, Professional Interpreters of Erie, Beals-McMahon Painting, Larry A. Emery Accounting, MHE - Materials Handling Enterprises, Nicklas Insurance Agency, Your Visual Fantasy Hair Salon, Erie Oriental Medicine, Warden Asphalt Company, Syrin Culture Center of Erie, Ideal Home Health Care Agency & Industrial Row

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

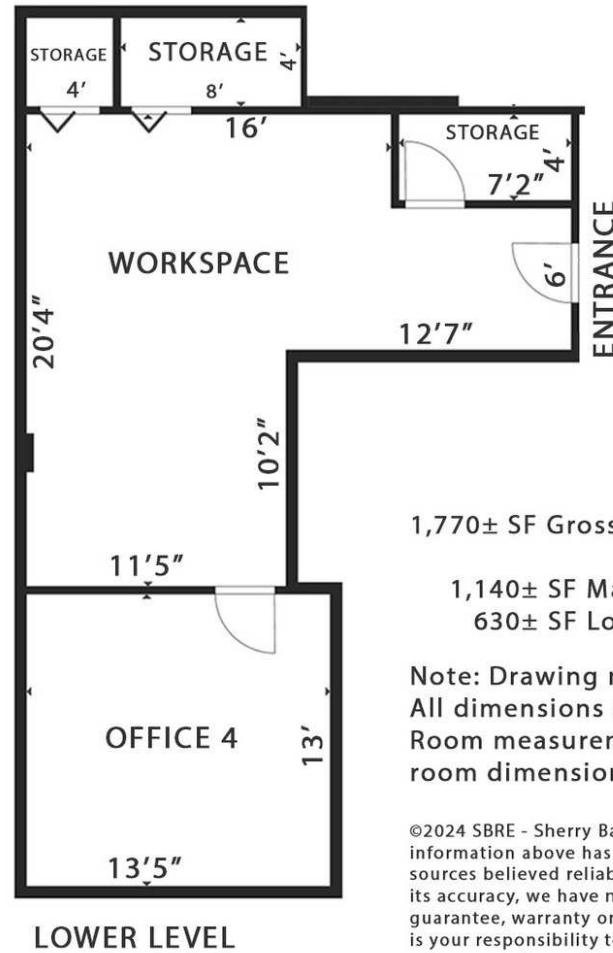
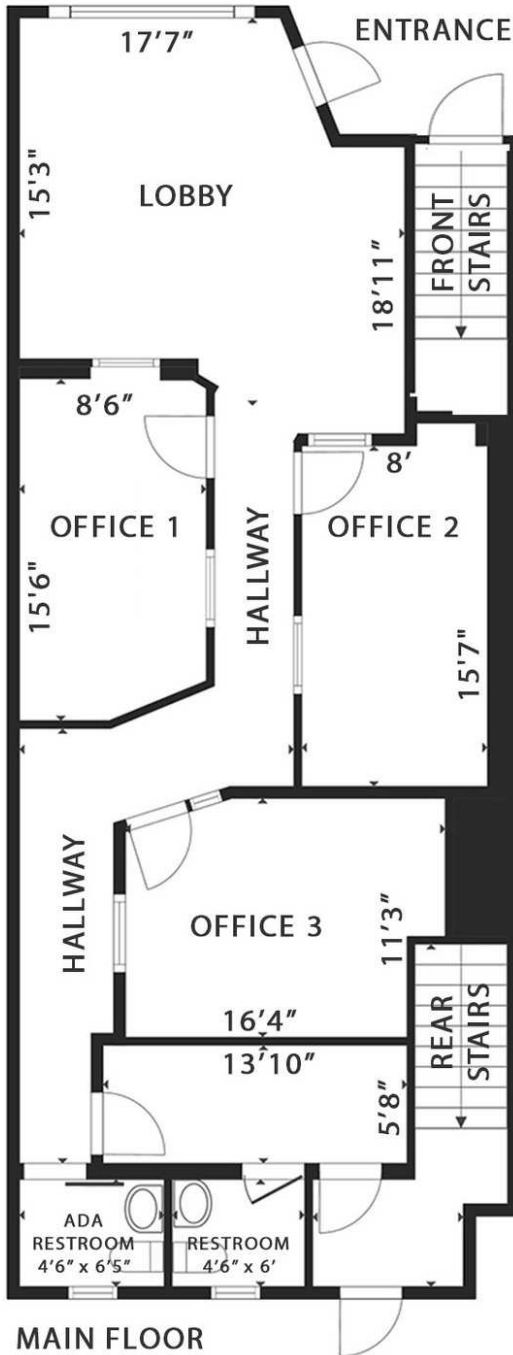
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www.sherrybauerrealestate.com

1,770± SF OFFICE SUITE

For Lease | 2119 W. 8th Street | Erie, PA 16505



1,770± SF Gross Internal Area

1,140± SF Main Floor
630± SF Lower Level

Note: Drawing may not be to scale. All dimensions are approximate. Room measurements are of inside room dimensions.

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Tour Online: <https://my.matterport.com/show/?m=pM3vSMQ6neX>

Offered At \$7.42/SF/YR - NNN. Tenant Pays Approximately \$1,414/Month Plus Gas & Electric.

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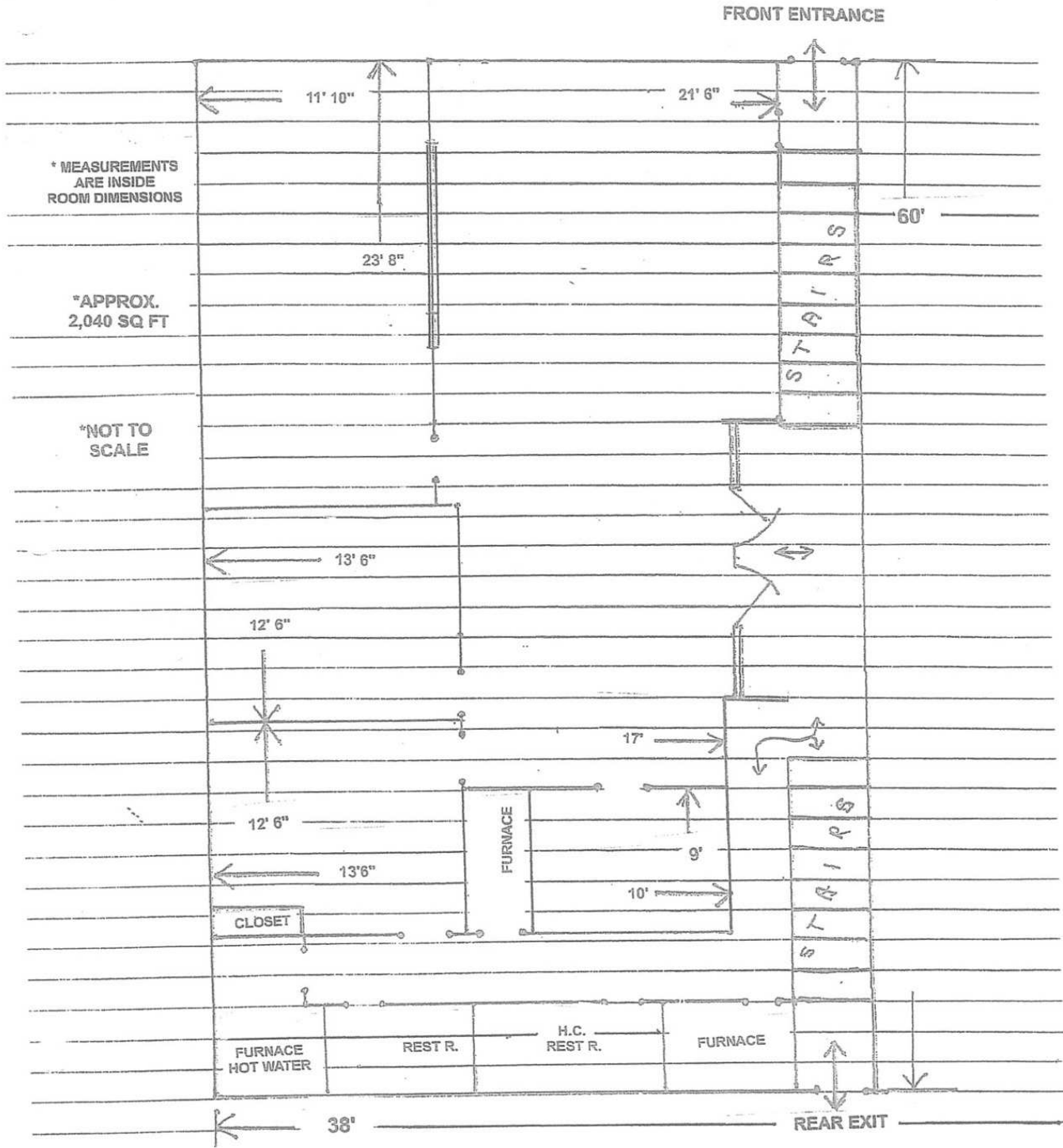
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2,240± SF MIXED-USE SPACE

For Lease | 2131-B W. 8th Street | Erie, PA 16505



Offered At \$5.63/SF/YR - NNN. Tenant Pays Approximately \$1,302/Month Plus Gas & Electric.

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MIXED-USE SPACE AVAILABLE

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Presque Isle Bay

Join Manor Plaza!

Dynamic Family
Chiropractic



Larry A. Emery
Accounting

Beals-McMahon
PAINTING



YOUR Visual FANTASY
HAIR SALON

MHE
MATERIALS HANDLING ENTERPRISES, INC.



ASHLEY & KUZMA
PHYSICAL THERAPY PHOTOMEDICINE

PET SUPPLIES PLUS.
Minus the hassle.

Northwest

pinkberry
Frozen yogurt



Wendy's

BIG LOTS!

Save a Lot
food stores

DOLLAR TREE

T Mobile

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