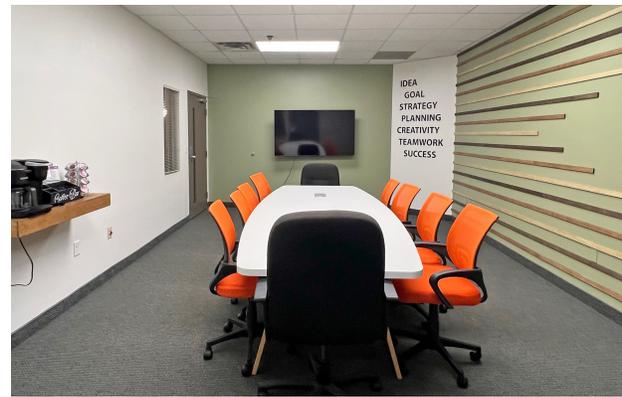


FOR LEASE

SINGLE & MULTI-ROOM OFFICE SUITES

EBCO Park | 2820 W. 23rd Street | Erie, PA 16506



PROPERTY HIGHLIGHTS

- Single & Multi-Room Office Suites For Lease
- Modern, Well-Maintained Multi-Tenant Office Building
- Multiple Addresses & Entrances to Shorten Distance from Door to Suite & Ease of Navigation
- All-Inclusive Rental Rates
- Tenants Pay Base Rent + Phone/Internet
- Shared Break Room & Conference Room
- Abundant Free Off-Street Parking
- Fiber Optic Internet Available
- 24/7 Access to Facility
- Signage Opportunities Including Illuminated Park Sign, Entrance, Lobby & Suite Door Signage
- Convenient Location Near Major Local Thoroughfares Just East of Peninsula Drive at EBCO Park
- 1 Mile from I-79 (3 Mins.) & 6 Miles from I-90 (8 Mins.)
- Near Public Bus Route (Peninsula Dr. & W. 23rd St.)

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FOR MORE INFORMATION PLEASE CONTACT

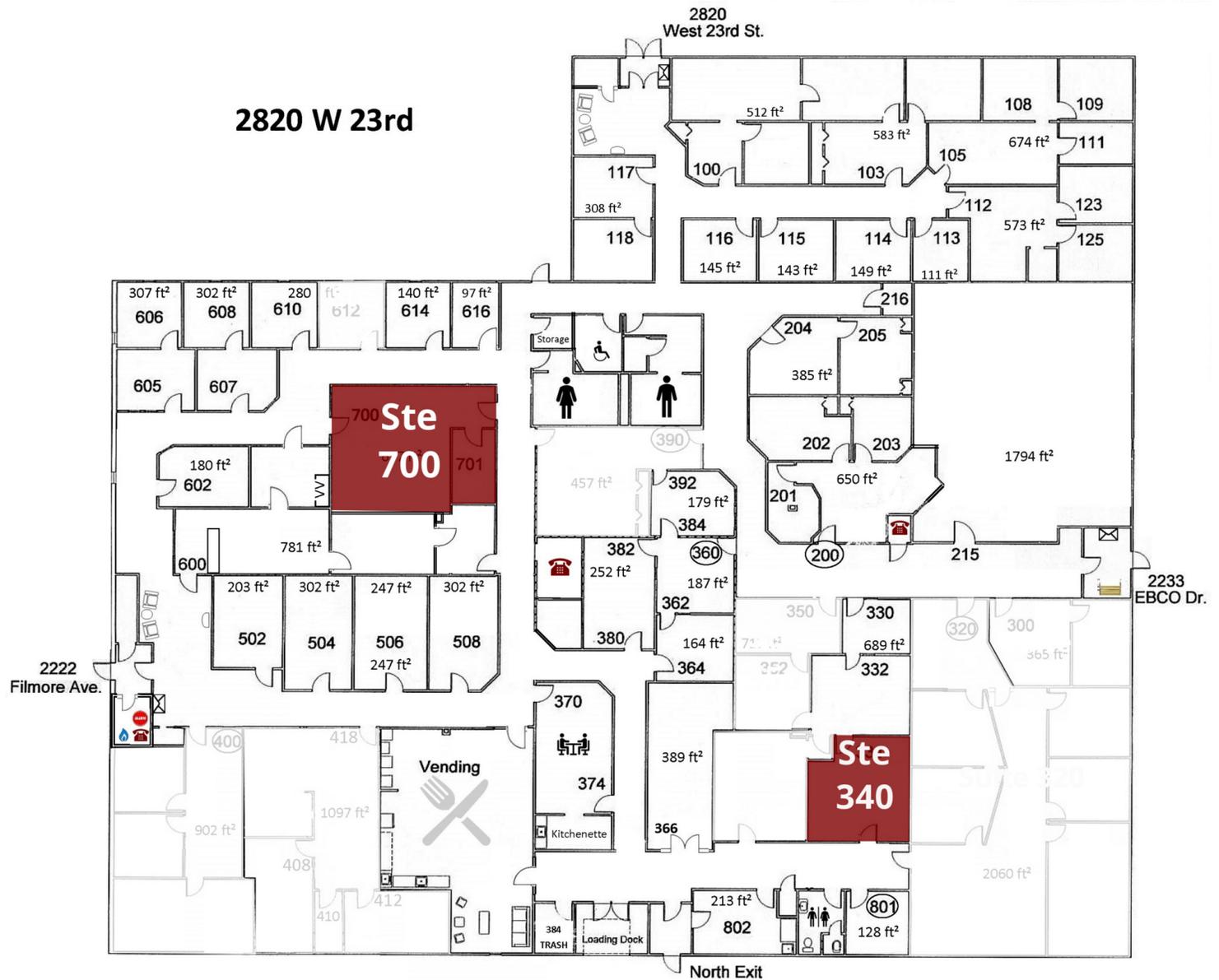
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
■ Suite 340	337 SF	\$485 per month	337± SF single room office suite with all-inclusive rental rate available for lease. Suite is located off the 2222 Filmore Avenue entrance. Offered at \$485/month (\$17.27/SF/YR) plus optional phone/internet.
■ Suite 700	483 SF	\$745 per month	483± SF two-room office suite with all-inclusive rental rate available for lease. Suite is located off the 2820 W. 23rd Street entrance and features a large open room & 1 private office with 9'6" ceilings throughout. Tenant incentives include new flooring & paint. Landlord may consider office buildout. Offered at \$745/month (\$18.51/SF/YR) plus optional phone/internet.

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