

FOR LEASE

OFFICE & MIXED-USE SPACE

Northgate Commons | 1700 Peach Street | Erie, PA 16501



OFFERED AT:
\$14.00 SF/YR
(NNN)

PROPERTY HIGHLIGHTS

- Now Leasing At Northgate Commons
- In The Heart Of Downtown Erie
- 7,376± SF Office Suite
- 8,135± SF Mixed-Use Shell Space
- 10,500± SF Office Suite
- Floor Plans Available
- Will Sub-Divide For Office Or Mixed-Use Space
- Part Of A 165,831± SF Multi-Tenant Office/Retail Facility On 14.3± Acres Encompassing One Block
- Common Area Lounge & Break Room With Vending
- Abundant Off-Street – 792 Parking Spaces In Paved Lot
- Zoned C-2, General Commercial
- Zoning Allows For Many Potential Uses: Retail, Office, Bank, Day-Care Centers, Eating & Drinking Establishment, Fitness Center, Laboratories & More
- Join ACL, Dollar General, MedCare Home Medical Equipment & Supplies, Octapharma Plasma, DaVita Dialysis Center Of Erie, Barber Behavioral Health Institute, Erie Community Resource Center, Erie County Care Management, UPMC & More
- Offered At \$14.00/SF/YR-NNN

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

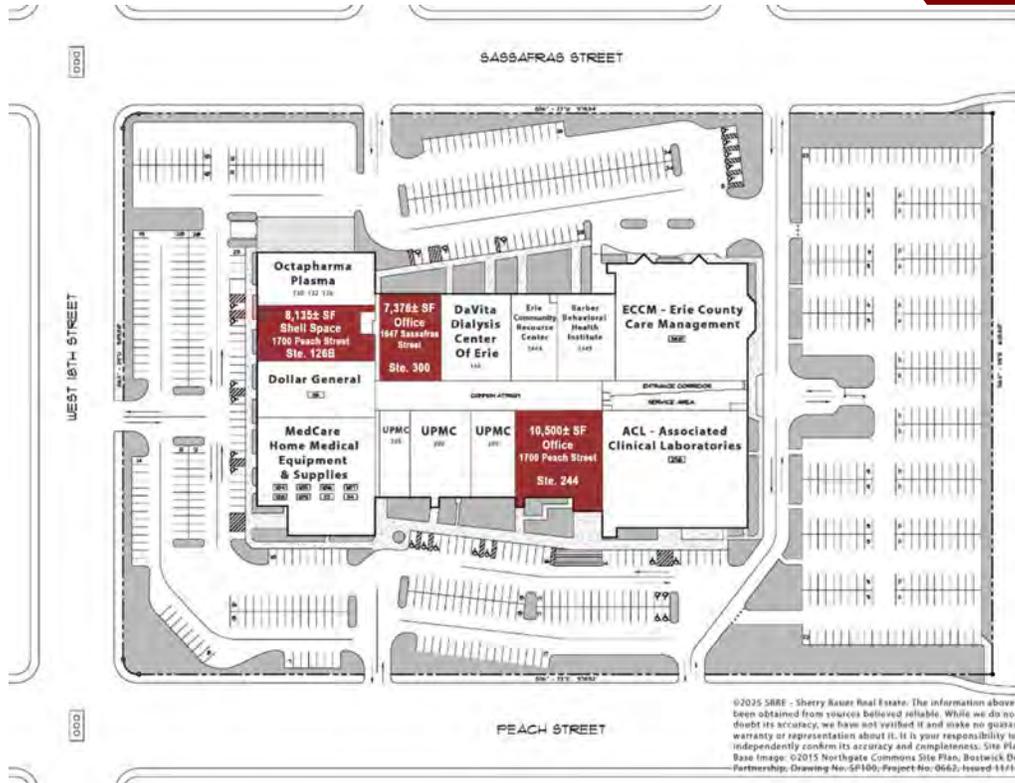
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SBRE

OFFICE & MIXED-USE SPACE

For Lease | Northgate Commons | 1700 Peach Street | Erie, PA 16501



LEASE INFORMATION

| | | | |
|---------------------|-------------------|--------------------|---------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 7,376 - 10,500 SF | Lease Rate: | \$14.00 SF/yr |

AVAILABLE SPACES

| SUITE | SIZE (SF) | DESCRIPTION |
|------------------------------------|-----------|--|
| ■ 1647 Sassafras Street, Suite 300 | 7,376 SF | 7,376± SF office suite now available for lease at Northgate Commons in the heart of downtown Erie, PA. Located between Octapharma Plasma & DaVita Dialysis. Waiting area, reception, 22 offices, open workspace, conference room, 2 break rooms, supply room & 2 restrooms. Space features 74' frontage with windows for natural light. Interactive floor plan available. Will sub-divide for office or mixed-use space. Offered at \$14.00/SF/YR – NNN. |
| ■ 1700 Peach Street, Suite 126B | 8,135 SF | 8,135± SF mixed-use shell space now available for lease at Northgate Commons in the heart of downtown Erie, PA between Octapharma Plasma & Dollar General. Lobby, large open area, 2 ADA restrooms & several private offices. C-2 zoning allows for many potential uses: retail, restaurant, office, etc. Will sub-divide for office or mixed-use space. Offered at \$14.00/SF/YR – NNN. |
| ■ 1700 Peach Street, Suite 244 | 10,500 SF | 10,500± SF office suite now available for lease at Northgate Commons in the heart of downtown Erie, PA. Between UPMC & ACL. Waiting area, reception, 12+ offices, open workspaces, conference room, IT room, break room & 3 restrooms. Space features 100' frontage with windows and skylights for natural light. Interactive floor plan available. Will sub-divide for office or mixed-use space. Offered at \$14.00/SF/YR – NNN. |

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FOR LEASE

7,376± SF OFFICE SUITE

1647 Sassafras Street, Suite 300 | Erie, PA 16501



OFFERED AT:
\$14.00 SF/YR
(NNN)

PROPERTY HIGHLIGHTS

- 7,376± SF Office Suite For Lease
- In The Heart Of Downtown Erie At Northgate Commons
- Waiting Area, Reception, 22 Offices, Open Workspace, Conference Room, 2 Break Rooms, Supply Room And 2 Restrooms
- 74' Frontage – Interactive Floor Plan Available
- Will Sub-Divide For Office Or Mixed-Use Space
- Part Of A 165,831± SF Multi-Tenant Office / Retail Facility On 14.3± Acres Encompassing One Block
- Common Area Lounge & Break Room With Vending
- Abundant Off-Street – 792 Parking Spaces In Paved Lot
- Zoned C-2, General Commercial
- Zoning Allows For Many Potential Uses: Retail, Office, Bank, Day-Care Centers, Eating & Drinking Establishment, Fitness Center, Laboratories & More
- Join ACL, Dollar General, MedCare Home Medical Equipment & Supplies, Octapharma Plasma, DaVita Dialysis Center Of Erie, Barber Behavioral Health Institute, Erie Community Resource Center, Erie County Care Management, UPMC & More
- Offered At \$14.00/SF/YR-NNN
- Interactive Floor Plan:
<https://visithome.ai/brBduflDq9zRTEUdwAo8dK?mu=ft>

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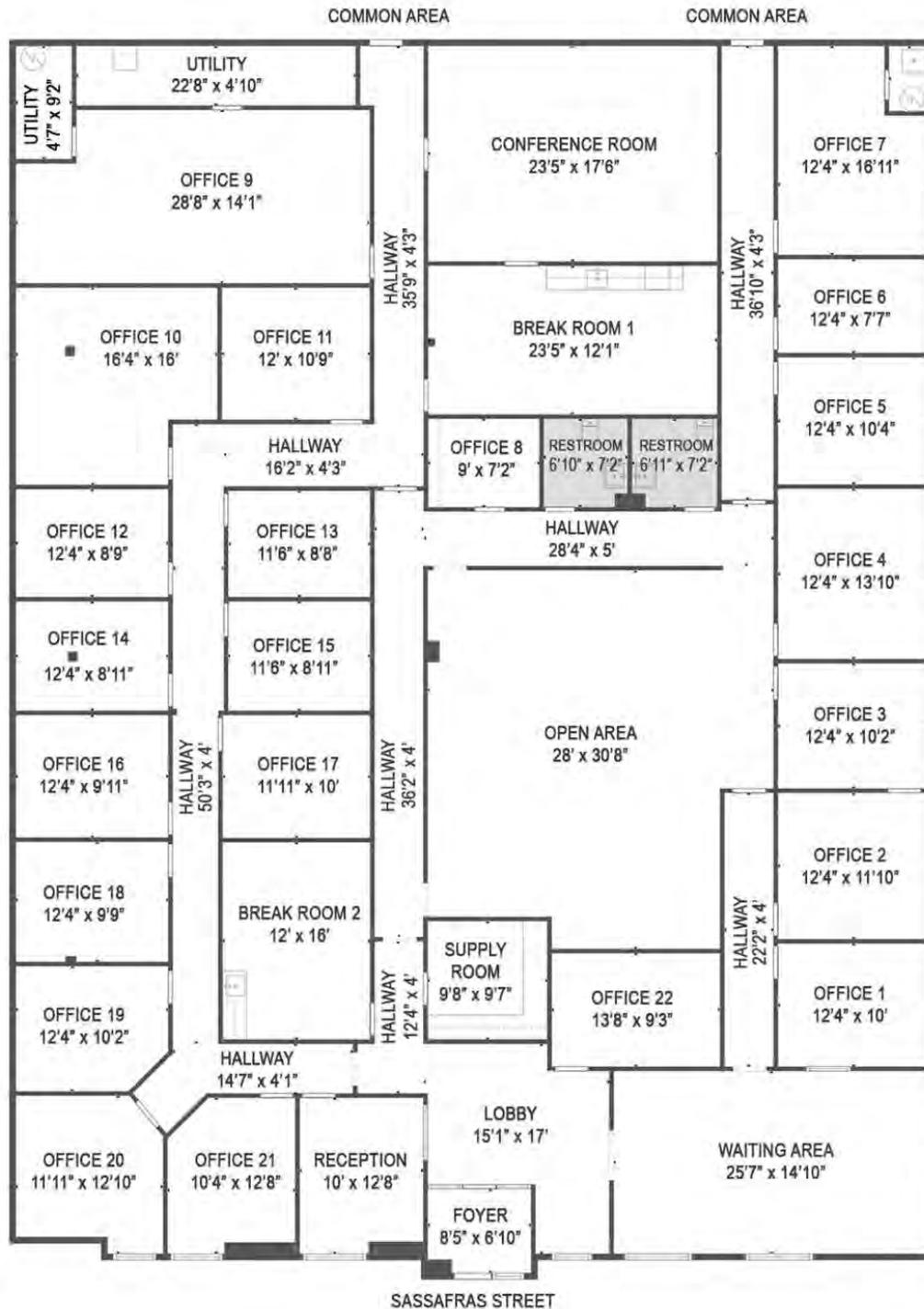
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7,376± SF OFFICE SUITE

For Lease | 1647 Sassafras Street, Suite 300 | Erie, PA 16501



7,376± SF Gross Rentable Area | 7,246± SF Gross Internal Area

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FOR LEASE

8,135± SF MIXED-USE SHELL SPACE

1700 Peach Street, Suite 126B | Erie, PA 16501



OFFERED AT:
\$14.00 SF/YR
(NNN)

PROPERTY HIGHLIGHTS

- 8,135± SF Mixed-Use Shell Space For Lease
- In The Heart Of Downtown Erie At Northgate Commons
- Current Layout Includes Lobby, Open Area, 3 Offices, Utility Room & 2 ADA Restrooms – Will Sub-Divide
- Common Area Lounge & Break Room With Vending
- Part Of A 165,831± SF Multi-Tenant Office / Retail Facility On 14.3± Acres Encompassing One Block
- Common Area Lounge & Break Room With Vending
- Abundant Off-Street – 792 Parking Spaces In Paved Lot
- Zoned C-2, General Commercial
- Zoning Allows For Many Potential Uses: Retail, Office, Bank, Day-Care Centers, Eating & Drinking Establishment, Fitness Center, Laboratories & More
- Join ACL, Dollar General, MedCare Home Medical Equipment & Supplies, Octapharma Plasma, DaVita Dialysis Center Of Erie, Barber Behavioral Health Institute, Erie Community Resource Center, Erie County Care Management, UPMC & More
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FOR LEASE

10,500± SF OFFICE SUITE

1700 Peach Street, Suite 244 | Erie, PA 16501



OFFERED AT:
\$14.00 SF/YR
(NNN)

PROPERTY HIGHLIGHTS

- 10,500± SF Office Suite For Lease
- In The Heart Of Downtown Erie At Northgate Commons
- Waiting Area, Reception, 12+ Offices, Open Workspaces, Conference Room, IT Room, Break Room & 3 Restrooms
- 100' Frontage – Interactive Floor Plan Available
- Will Sub-Divide For Office Or Mixed-Use Space
- Part Of A 165,851± SF Multi-Tenant Office / Retail Facility On 14.3± Acres Encompassing One Block
- Common Area Lounge & Break Room With Vending
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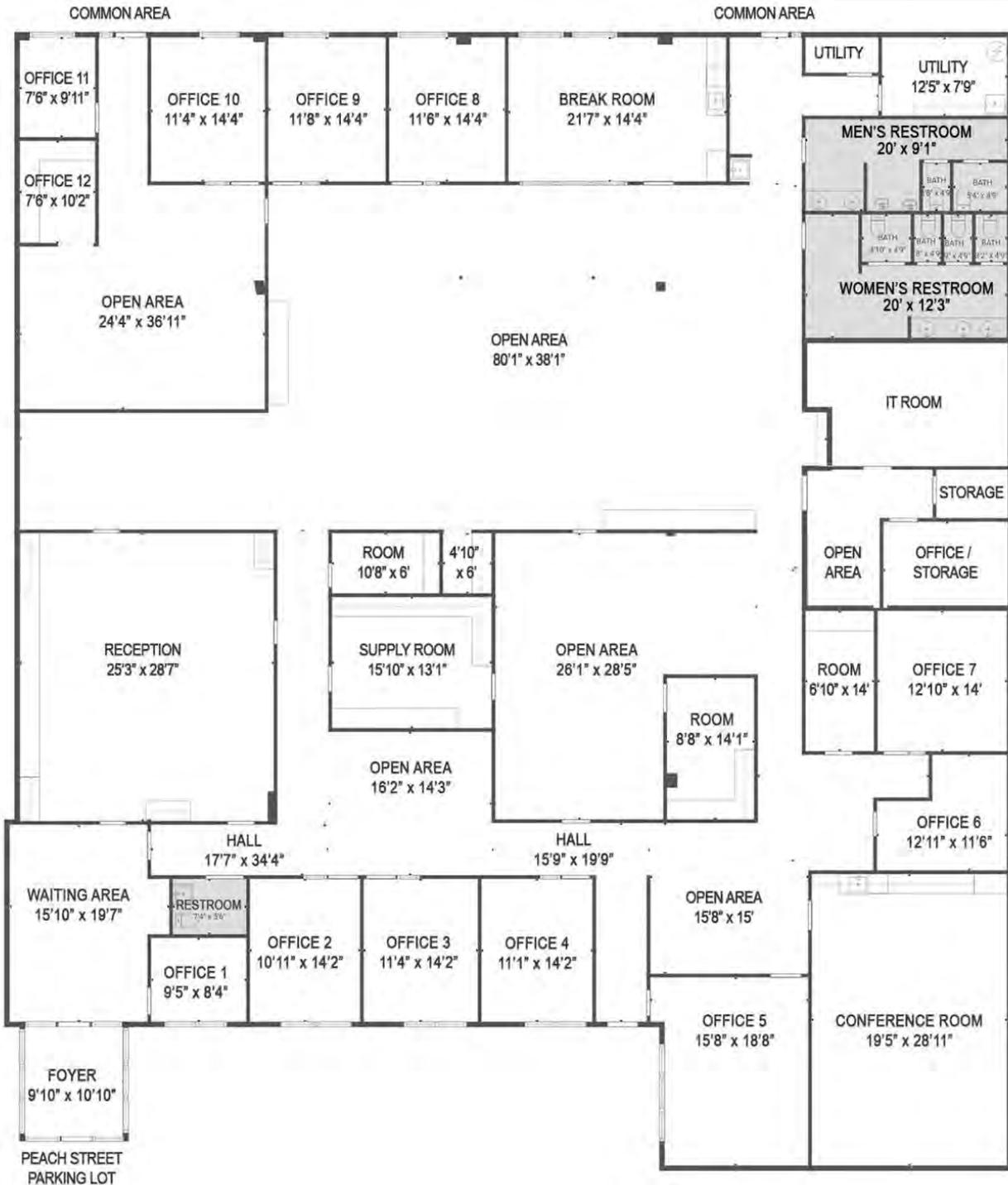
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10,500± SF OFFICE SUITE

For Lease | 1700 Peach Street, Suite 244 | Erie, PA 16501



10,500± SF Gross Rentable Area | 9,897± SF Gross Internal Area

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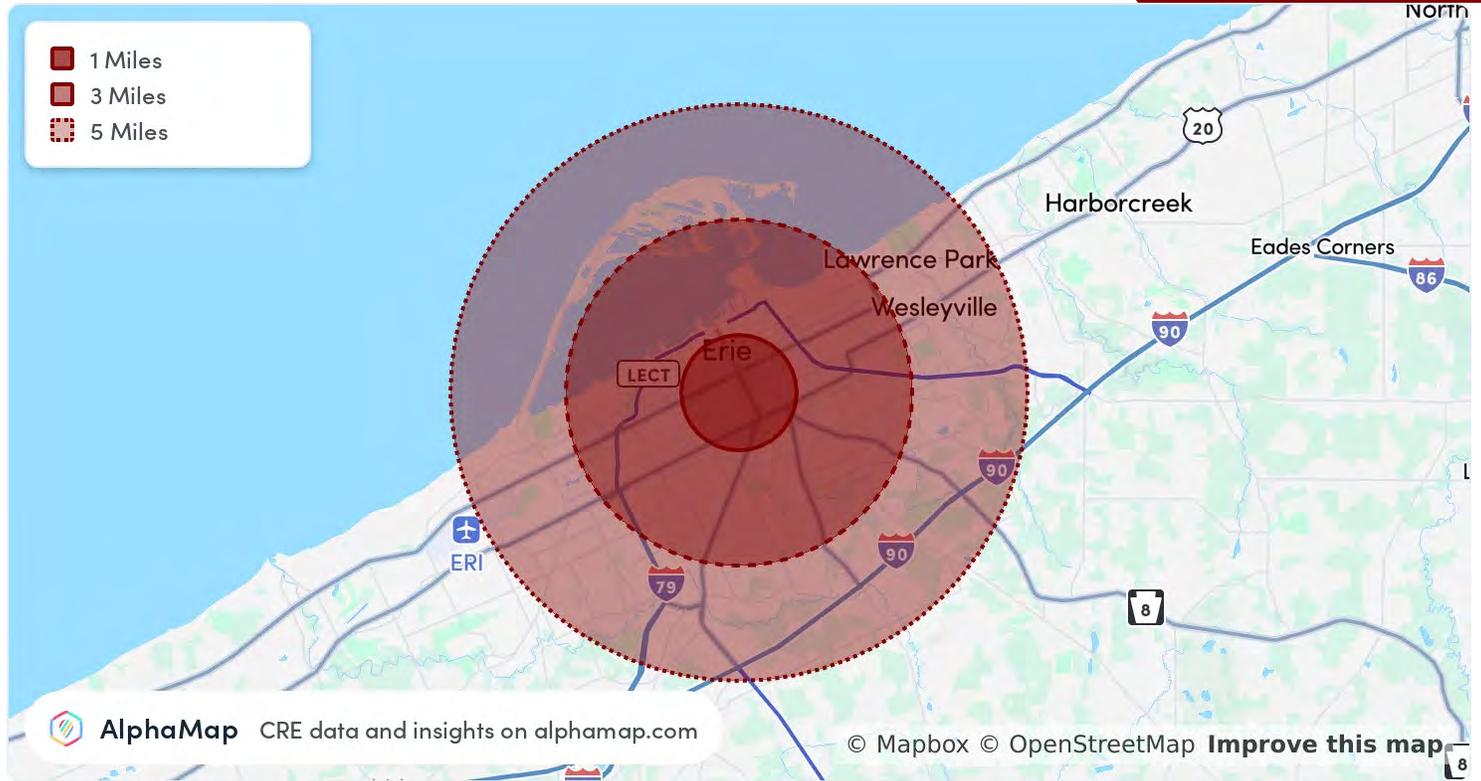
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|-----------|
| Total Population | 22,941 | 96,974 | 147,975 |
| Average Age | 37 | 39 | 41 |
| Average Age (Male) | 37 | 38 | 40 |
| Average Age (Female) | 37 | 40 | 42 |
| HOUSEHOLD & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 9,425 | 40,337 | 62,587 |
| Persons Per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$43,285 | \$61,134 | \$69,602 |
| Average House Value | \$100,640 | \$132,109 | \$159,486 |
| Per Capita Income | \$18,035 | \$25,472 | \$29,000 |

Map and demographics data derived from AlphaMap

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204.7. C-2 General Commercial District.

(a) Permitted uses.

- Accessory uses and structures
- Animal care/pet grooming (Section 305.29)
- Appliance sales and service
- Automobile/camper/RV sales
- Automotive body/repair shop
- Banks and business offices
- Beverage distributors
- Business services
- Car washes
- Cleaners
- Commercial recreation
- Computer users center
- Convenience stores (Section 305.35)
- Copy shops
- Corporate offices
- Day-care centers (Section 305.15)
- Drive-in businesses (Sections 305.2, 305.4, 305.5)
- Eating and drinking establishment
- Essential services
- Fitness center/gym
- Flea/farmers market
- Florist
- Funeral homes
- Gasoline service stations (Sections 305.2, 305.4)
- Home occupation
- Hotels and motels
- Ice cream shop
- Licensed massage therapy (Section 305.43)
- Massage parlors (Section 305.33)
- Mobile home and trailer sales (Section 305.31)
- Multiple-family dwellings
- Off-street parking lots (Sections 305.2, 305.3)
- Parking garages/ramps
- Personal self-storage facilities
- Personal services
- Private clubs
- Professional services
- Public/semipublic uses (Section 205.3)
- Radio and television broadcasting
- Research laboratories (Section 305.23)
- Retail business
- Service garage (Sections 305.2, 305.4)
- Short-term rental (Section 305.49)
- Signs/outdoor advertising
- Stations and studios
- Tattoo parlors
- Theaters
- Used car sales lot
- Video rental

(b) Special exceptions.

Business uses similar to permitted uses in this district not otherwise specified (Section 305.32)

Commercial/industrial wind energy systems (Section 305.45)

Small wind energy systems (Section 305.45)

Wireless communication facilities (Section 305.37)

(c) Conditional uses.

Adult bookstore (Section 305.33)

Adult live entertainment (Section 305.33)

Adult mini motion-picture theater (Section 305.33)

Adult motion-picture theater (Section 305.33)