

FOR LEASE

1,500± SF OFFICE SUITE

2020 E. 38th Street | Erie, PA 16510



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

PROPERTY HIGHLIGHTS

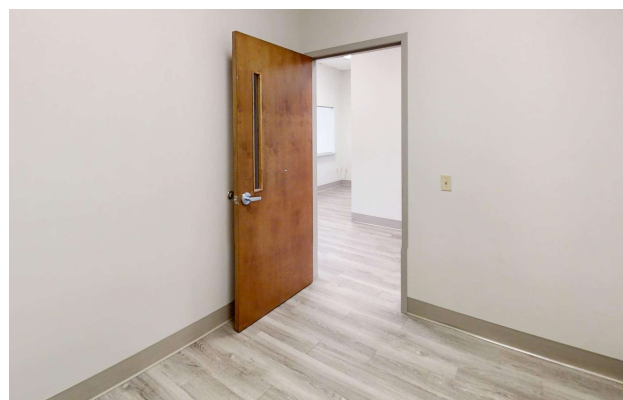
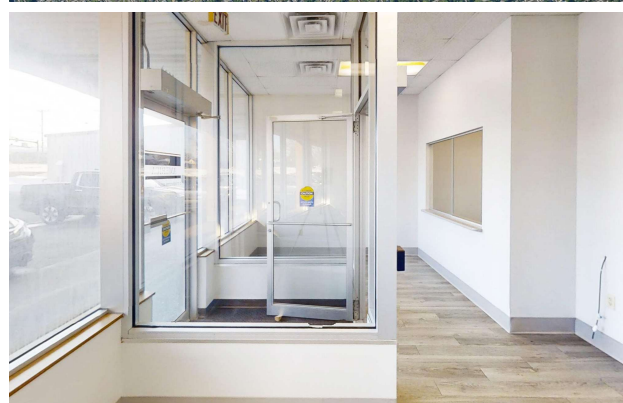
- 1,500± SF Office Suite For Lease
- Join Dollar Tree, On The Avenue Salon, Sun Capsule, J's Flooring Center & Jade Garden At College Plaza
- Layout Includes Waiting Area, Reception, 5 Offices, 3 Restrooms & Storage Area – Floor Plan Available
- Modern Synthetic Wood Flooring Throughout
- Zoned C-1, Local Commercial District (City of Erie)
- Offering Many Potential Uses: Office, Retail, Restaurant, Fitness Center, Pet Grooming & More
- Excellent Signage & Visibility With 15,000 Average Daily Traffic (PennDOT - 2023 Count Year)
- Abundant Off Street Parking – 129± Space Paved Lot
- Offered At \$14.00/SF/YR – NNN
- NNN Estimated At \$3.92/SF/YR Based On 2023
- Tenant Pays Approximately \$2,240/Month (Base Rent + NNN) + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=xgaoq9Ry5nJ>

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FOR MORE INFORMATION PLEASE CONTACT

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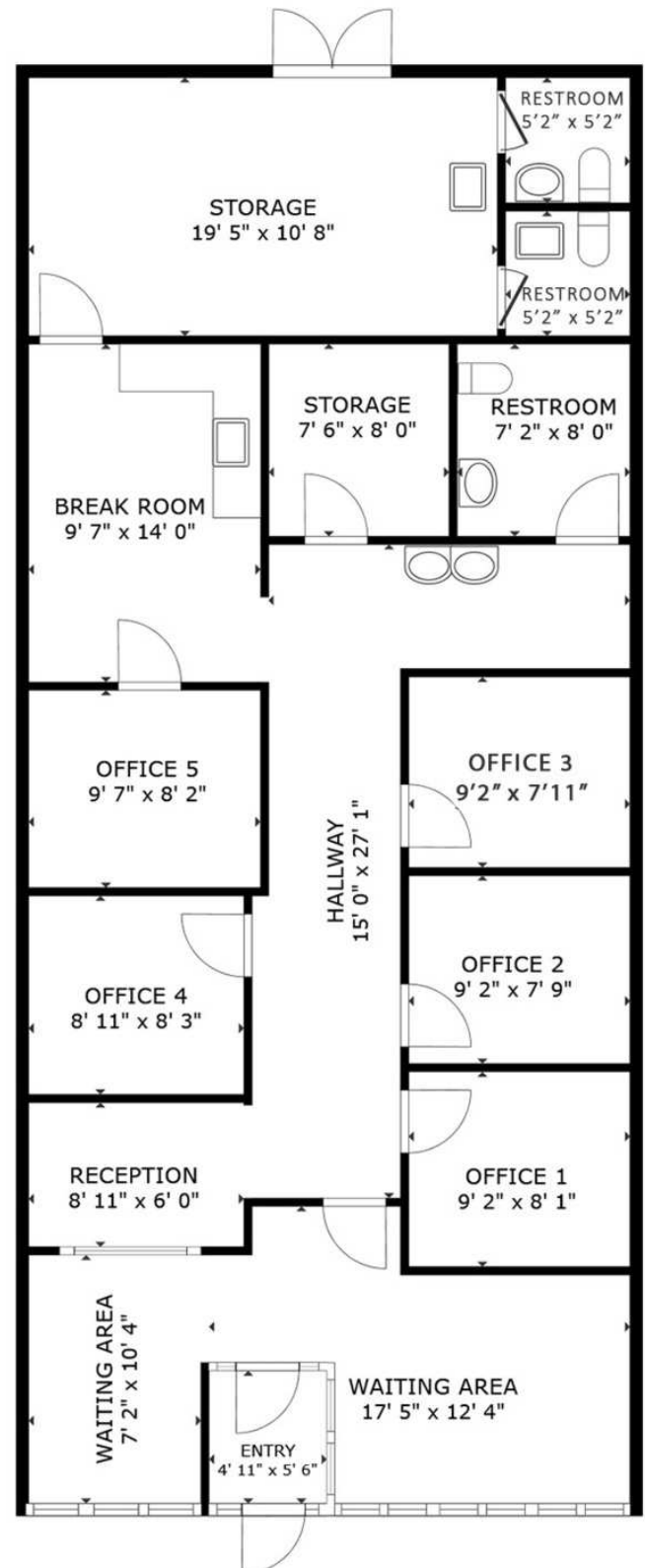
SBRE

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SBRE
SHERRY BAUER REAL ESTATE SERVICES

360° VIRTUAL TOUR



1,500± SF Gross Rentable Area
1,471± SF Gross Internal Area

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

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