

FOR LEASE

# 876± SF OFFICE SUITE

4402 Peach Street, Suite 3 | Erie, PA 16509



**OFFERED AT:**  
**\$1,250/MONTH**  
**(\$17.12/SF/YR)**  
**+GAS+ELECTRIC**

## PROPERTY HIGHLIGHTS

- 876± SF Second Floor Office Suite
- Freshly Painted & Move-In Ready
- Large Private Waiting Area, Reception, 3 Private Offices & Storage Closet
- Windows In 4 Of 6 Rooms To Exterior Or Common Area For Natural Light
- Floor Plan Available
- Shared Restrooms & Abundant, Free Off-Street Parking
- Excellent Visibility With Signage Along Peach Street With 19,000 Average Daily Traffic Along Peach Street (AADT PennDOT 2024 Count Year)
- Along Greater Erie's Major Retail/Service Corridor Near LECOM & The Millcreek Mall Complex
- Just 2.4 Miles From I-79 & 3.3 Miles From I-90
- Join Dr. DiBacco, All About You Counseling, Beltone Hearing Center, CM Massotherapy, Lincoln Investments & Sweetly Salvaged Vintage At The Foot & Ankle Center
- Offered At \$1,250/Month (\$17.12/SF/YR) Plus Gas & Electric

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## FOR MORE INFORMATION PLEASE CONTACT

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**Broker**

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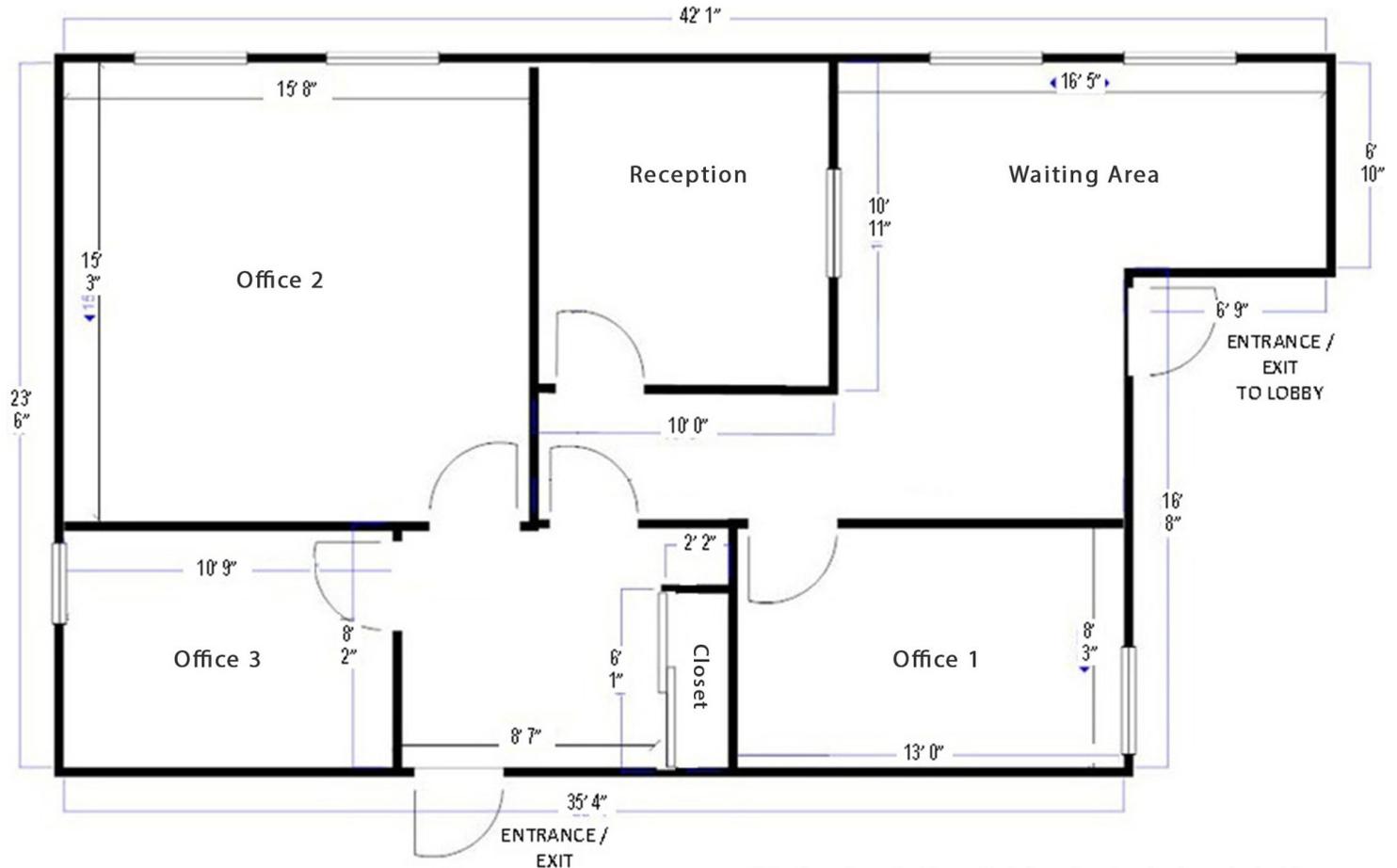
# SBRE

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## Floor Plan

**4402 Peach Street, Suite 3  
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**NOTE:**  
Layout may not be to scale.  
All dimensions are approximate.

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