

FOR LEASE

# 1,550± SF OFFICE SUITE

3800 W. 12th Street, Suite 4 | Erie, PA 16505



**OFFERED AT:**  
\$17.81/SF/YR  
\$2,300/MONTH  
(MODIFIED  
GROSS)

## PROPERTY HIGHLIGHTS

- 1,550± SF Office Suite Available
- Private Lobby/Waiting Area
- Reception & Open Office Area
- 4 Private Offices Including Back Office With Window For Natural Light
- Open Workspace & Filing/Copier Room
- Coffee Bar & 2 Private Restrooms - Floor Plan Available
- Abundant Free Parking & Excellent Visibility
- Signage Available On W. 12th Street With 14,000 Average Daily Traffic (PennDOT AADT 2024 Count Year)
- Easy Egress With Entrance At A Signalized Intersection
- Centrally Located, Near I-79 & I-90, And On The Public Bus Route
- Join Brandon J. Broderick Attorney At Law, Edward Jones, Erie Pharmacy, Forest Counseling, Fortitude Counseling, Thrivent & More At Powell Place!
- Offered At \$2,300/Month (\$17.81/SF/YR) - Modified Gross Tenant Pays \$2,300/Month + Gas & Electric
- Up To 2,978± SF Available
- Tour Online:  
<https://my.matterport.com/show/?m=7YSeXiw16Zx>

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## FOR MORE INFORMATION PLEASE CONTACT

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# SBRE

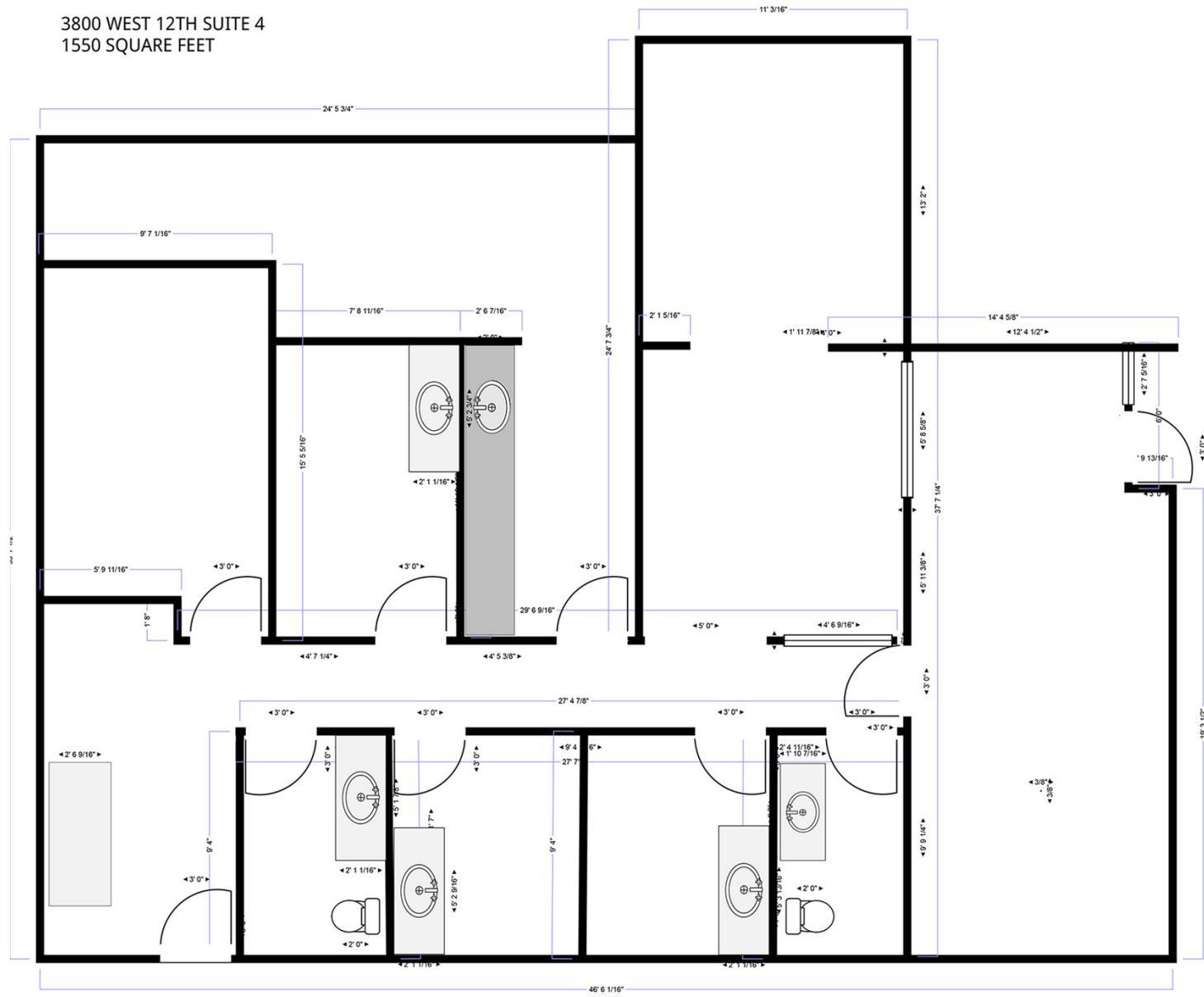
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**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES

360° VIRTUAL TOUR

3800 WEST 12TH SUITE 4  
1550 SQUARE FEET



Note: Layout may not be to scale. All dimensions are approximate.

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