

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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FOR MORE INFORMATION PLEASE CONTACT

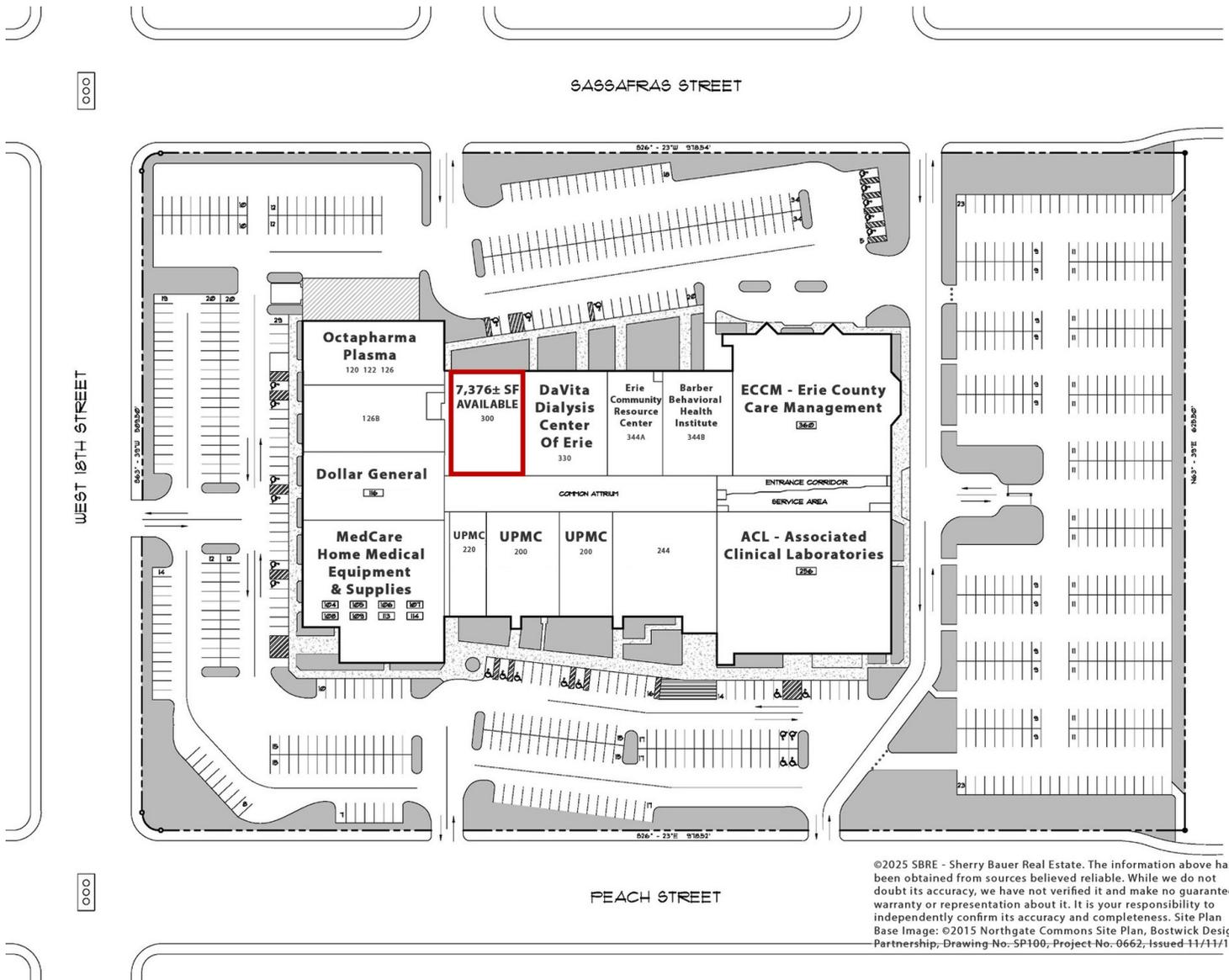
Sherry Bauer
Broker

O. 814.453.2000 x101 \ C. 814.460.2000
sbauer@sherrybauerrealestate.com

SBRE

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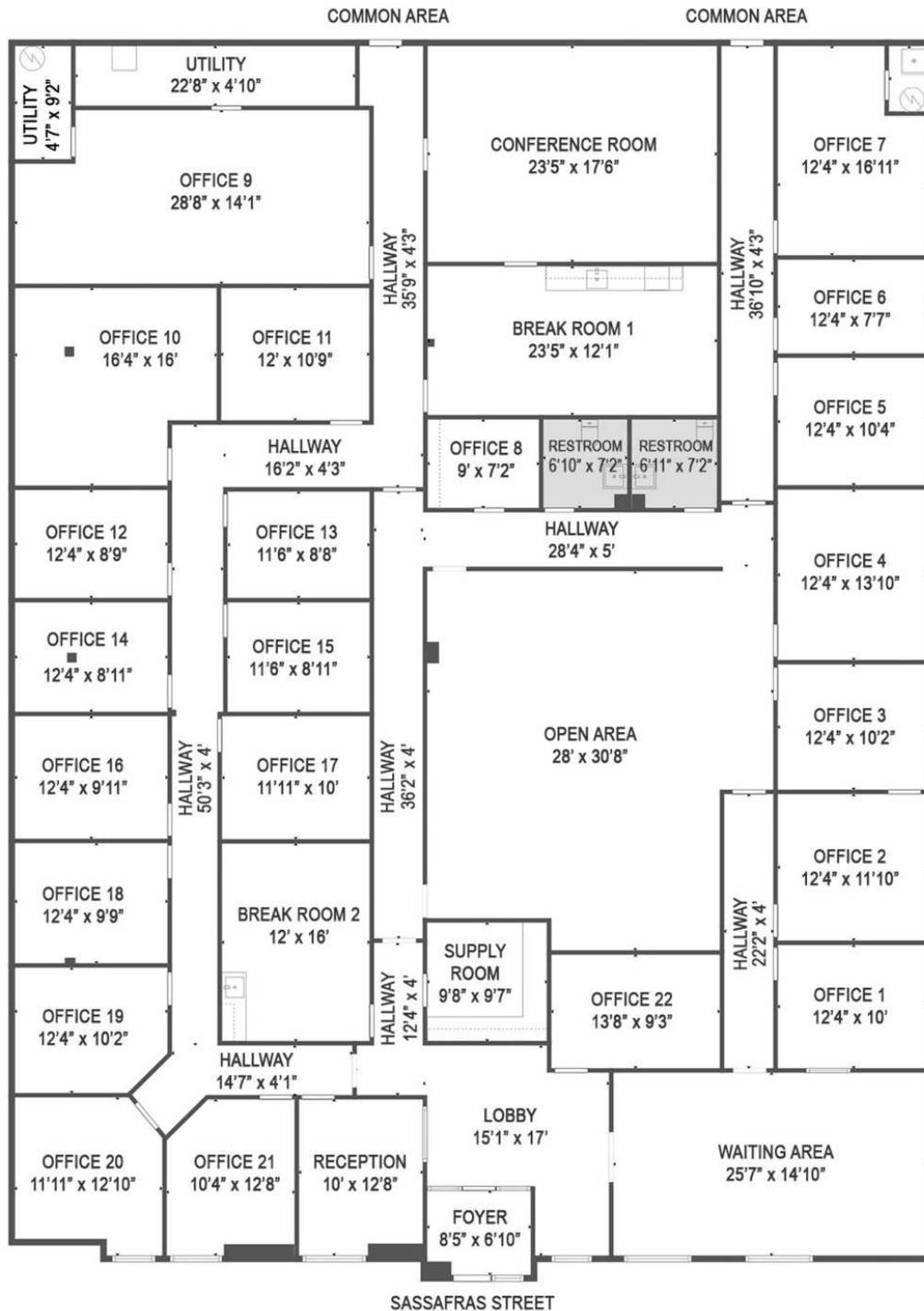
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7,376± SF OFFICE SUITE

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

Note: Drawing may not be to scale. All sizes & dimensions are approximate. ©2025 SBRE - Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Plan Data: ©2025 CubiCasa.

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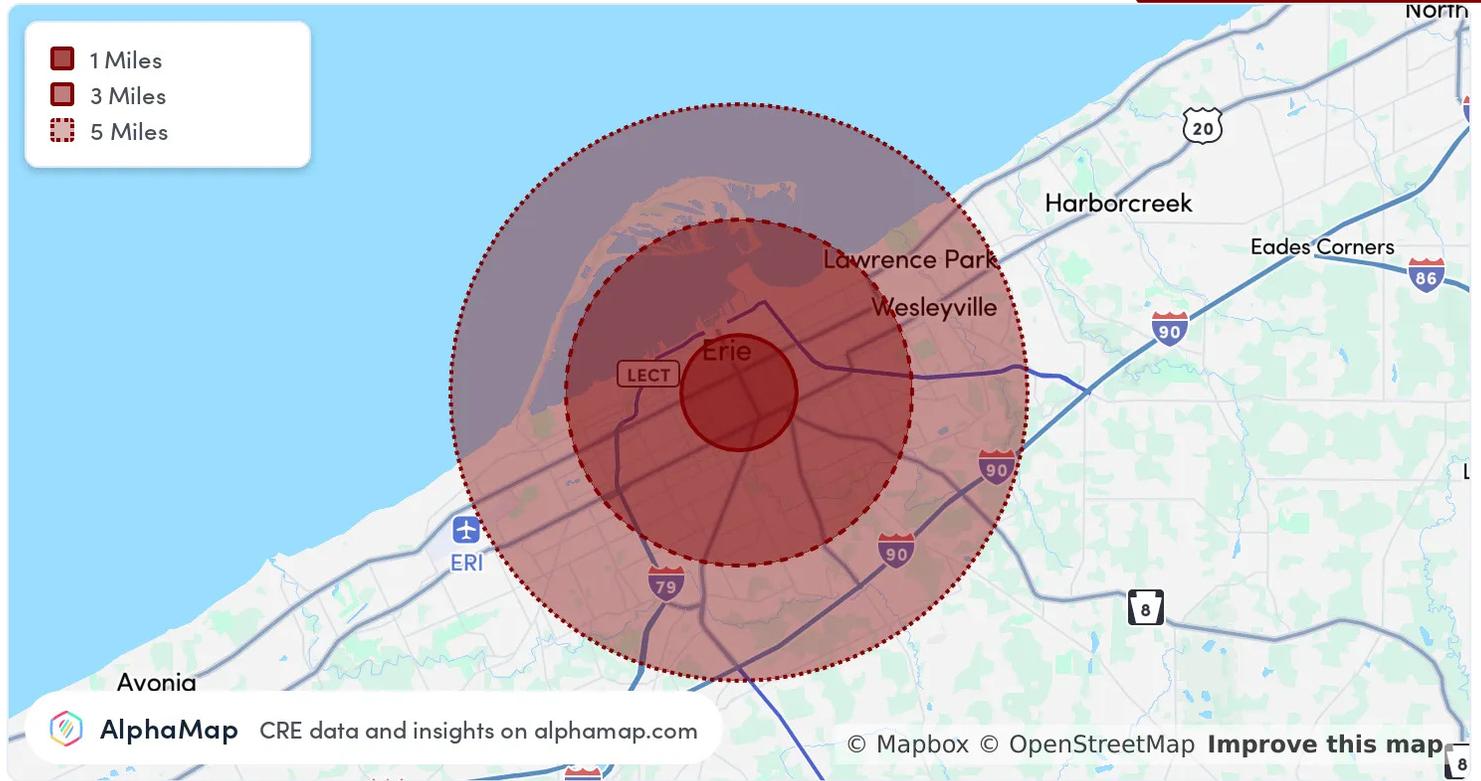
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OFFICE & MIXED-USE SPACE

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



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)