

FOR LEASE

2,305± SF OFFICE SUITE WITH GARAGE

2950 W. 12th Street, Suite 50 | Erie, PA 16505



OFFERED AT:
\$13.00 SF/YR
(\$2,500/MONTH)
+ GAS &
ELECTRIC

PROPERTY HIGHLIGHTS

- 2,305± SF Office Suite With Attached Garage
- 1,675± SF Office Area: Lobby, Open Workspace, 4 Private Offices With Windows & Conference Room
- 630± SF Attached Garage With 3 Storage Rooms, Automatic Opener & 6'10"H x 9'10"W Overhead Door
- Shared Restrooms & Employee Break Room With Dishwasher, Refrigerator, Microwave & Patio
- Abundant Free Parking
- Centrally Located With Easy Access To I-79, I-90, Major Local Thoroughfares & Bus Routes
- Excellent Visibility & Signage Along W. 12th Street
- Zoned Corridor Mixed-Use (MU-2)
- Offered At \$2,500/Month (\$13.00/SF/YR) Plus Gas, Electric & Desired Telecommunications
- Rent Includes Taxes, Water, Sewer, Trash, Snow Removal & Landscaping

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FOR MORE INFORMATION PLEASE CONTACT

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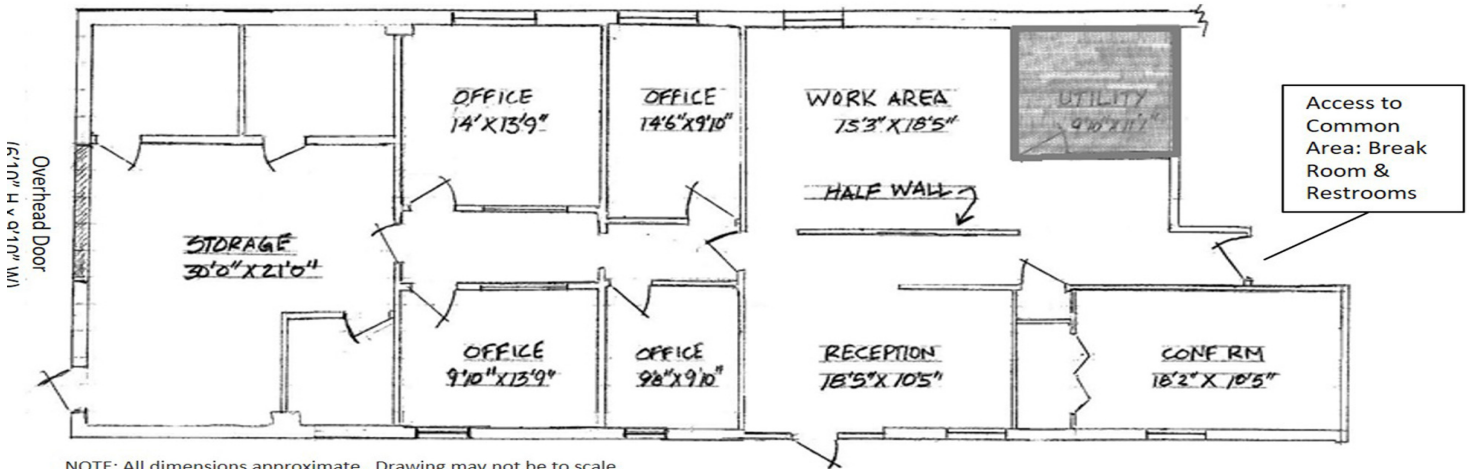
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NOTE: All dimensions approximate. Drawing may not be to scale.

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Floor Plan



Excellent Signage & Visibility



Shared Break Room With Patio

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