

876± SF OFFICE SUITE

For Lease | 4402 Peach Street, Suite 3 | Erie, PA 16509



876± SF Office Suite FOR LEASE

OFFERING SUMMARY

Lease Rate:	\$17.12/SF/YR
Building Size:	7,404 SF
Lot Size:	0.32 Acres
Number Of Units:	8
Year Built:	1973
Zoning:	C-2
Traffic Count:	19,000

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, Lincoln Investments, Beltone Hearing Center, Serenity Healing & CM Massotherapy At The Foot & Ankle Center
- Offered At \$1,250/Month (\$17.12/SF/YR) Plus Gas & Electric

FOR MORE INFORMATION PLEASE CONTACT

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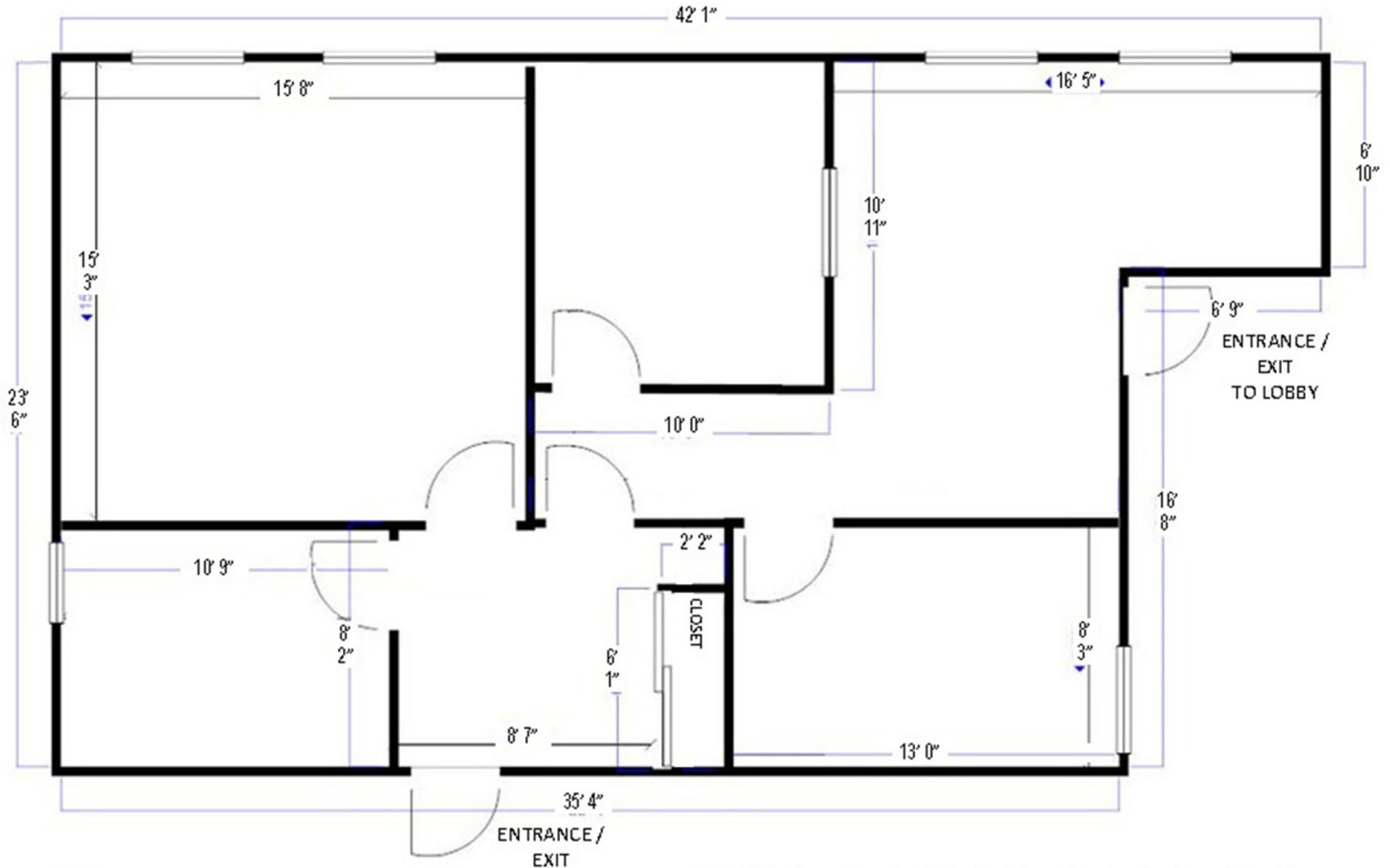
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Floor Plan – 4402 Peach Street, Suite 3 – Erie, PA 16509



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

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