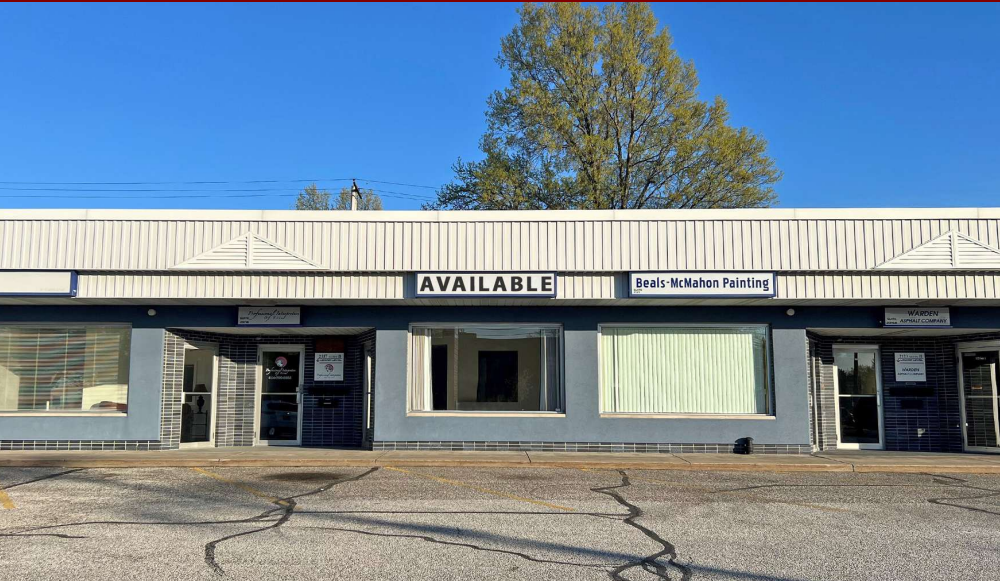


FOR LEASE

1,770± SF OFFICE SUITE

2119 W. 8th Street | Erie, PA 16505



OFFERED AT:
\$7.42/SF/YR
NNN

PROPERTY HIGHLIGHTS

- 1,770± SF Bi-Level Office Suite For Lease at Manor Plaza
- 1,140± SF Street Level Office Area
- 630± SF ADA Compliant Lower Level Office Area
- Lobby/Waiting Area, 4 Private Offices, 2 Open Workspaces, 2 Storage Rooms & 2 Restrooms
- Chair Lift to Lower Level
- Excellent Visibility Along High Traffic Corridor
- Abundant Free Parking in Paved Parking Lot
- Zoned C-1, Local Commercial District
- Tenant Pays Base Rent (\$7.42/SF/YR), Gas, Electric & Pro-Rata Share of Taxes, Insurance & CAM
- A Total of Approx. \$1,414/Month Plus Gas & Electric
- Join Ashley & Kuzma Physical Therapy, Larry A. Emery Accounting, Nicklas Insurance Agency, Beals-McMahon Painting, Industrial Row, Erie Oriental Medicine, MHE - Materials Handling Enterprises, Your Visual Fantasy Hair Salon, Dynamic Family Chiropractic, Warden Asphalt Company, Syrin Culture Center of Erie & Ideal Home Health Care Agency & Professional Interpreters of Erie
- Tour Online:
<https://my.matterport.com/show/?m=pM3vSMQ6neX>

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FOR MORE INFORMATION PLEASE CONTACT

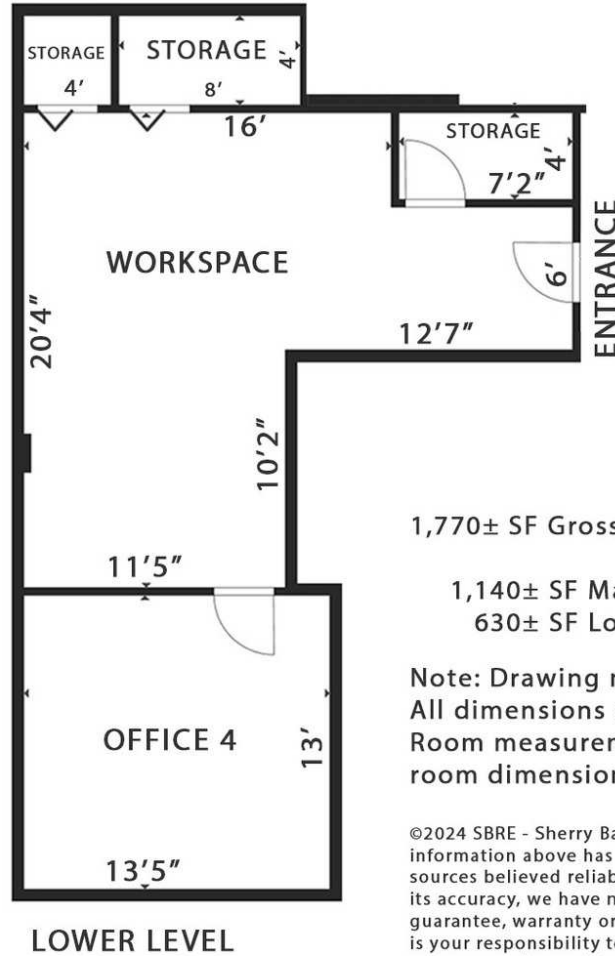
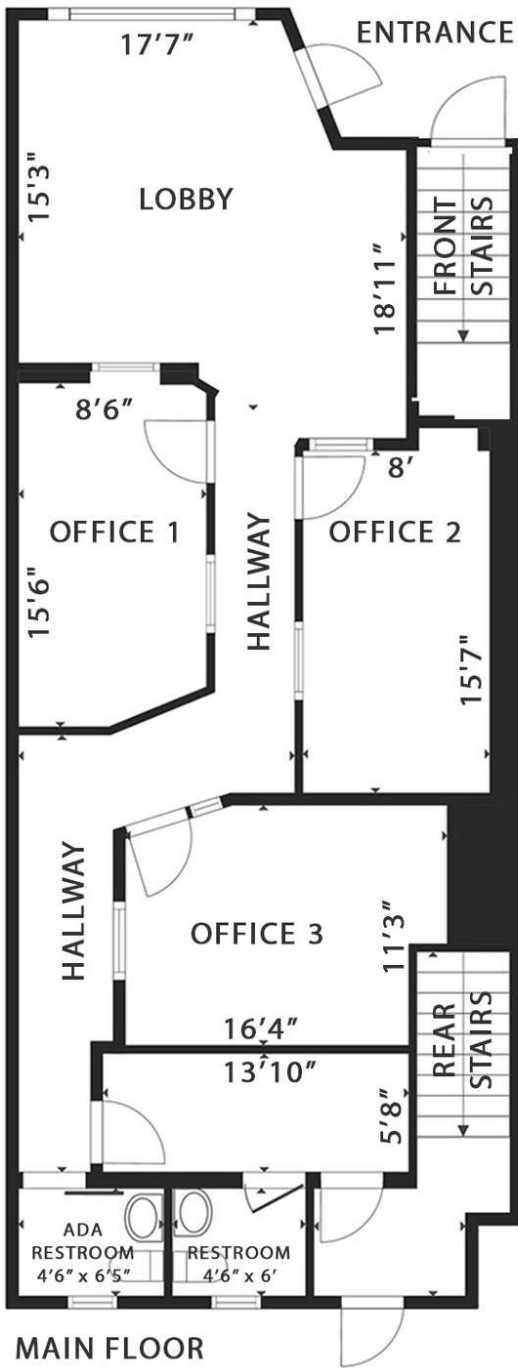
Sherry Bauer
Broker

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

SBRE

1,770± SF OFFICE SUITE

For Lease | 2119 W. 8th Street | Erie, PA 16505



1,770± SF Gross Internal Area

1,140± SF Main Floor
630± SF Lower Level

Note: Drawing may not be to scale. All dimensions are approximate. Room measurements are of inside room dimensions.

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MIXED-USE SPACE AVAILABLE

For Lease | Manor Plaza | 2105-2133 W. 8th Street | Erie, PA 16505

SBRE

SHERRY BAUER REAL ESTATE SERVICES



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