

730± SF & 829±SF OFFICE SUITES

For Lease | 3800 W. 12th Street, Suite 4A & 4B | Erie, PA 16505



OFFERING SUMMARY

Lease Rate:	\$25.98/SF/YR Full Service
Building Size:	14,860 SF
Suite 4A (730± SF):	\$1,580/Month
Suite 4B (829± SF):	\$1,795/Month
Lot Size:	1.17 Acres
Year Built:	1960
Zoning:	MU-2
Traffic Count:	14,000



PROPERTY HIGHLIGHTS

- 730± SF & 830± SF Office Suite For Lease At Powell Place
- Ready For Your Design - Floor Plan Available
- Landlord To Deliver With Flooring, Walls, Paint, Lighting & Drop Ceiling Included In Rental Rate - Some Restrictions On Design May Apply
- Delivery Within Approximately 90 - 120 Days
- Additional Configurations Available - Up To 1,559± SF
- Abundant Free Parking & Excellent Visibility With Signage Along W. 12th Street
- Situated Along A High Traffic Corridor With 14,000 Average Daily Traffic (PennDOT AADT 2024 Count Year)
- Centrally Located Near I-79 & I-90 And On The Public Bus Route
- Zoned MU-2, Corridor Mixed Use
- Join Brandon J. Broderick Attorney At Law, Edward Jones, Erie Pharmacy, Forest Counseling, Fortitude Counseling, Investment Center Of Erie, Thrivent & More
- Offered At \$25.98/SF/YR - Full Service
- Tenant Pays Rent + Desired Phone/Internet

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

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sbauer@sherrybauerrealestate.com

Amanda Bogert

V.P. of Sales & Marketing

O. 814.453.2000 x102 \ C. 814.790.8342
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1315 Peninsula Drive, Suite 2, Erie, PA 16505

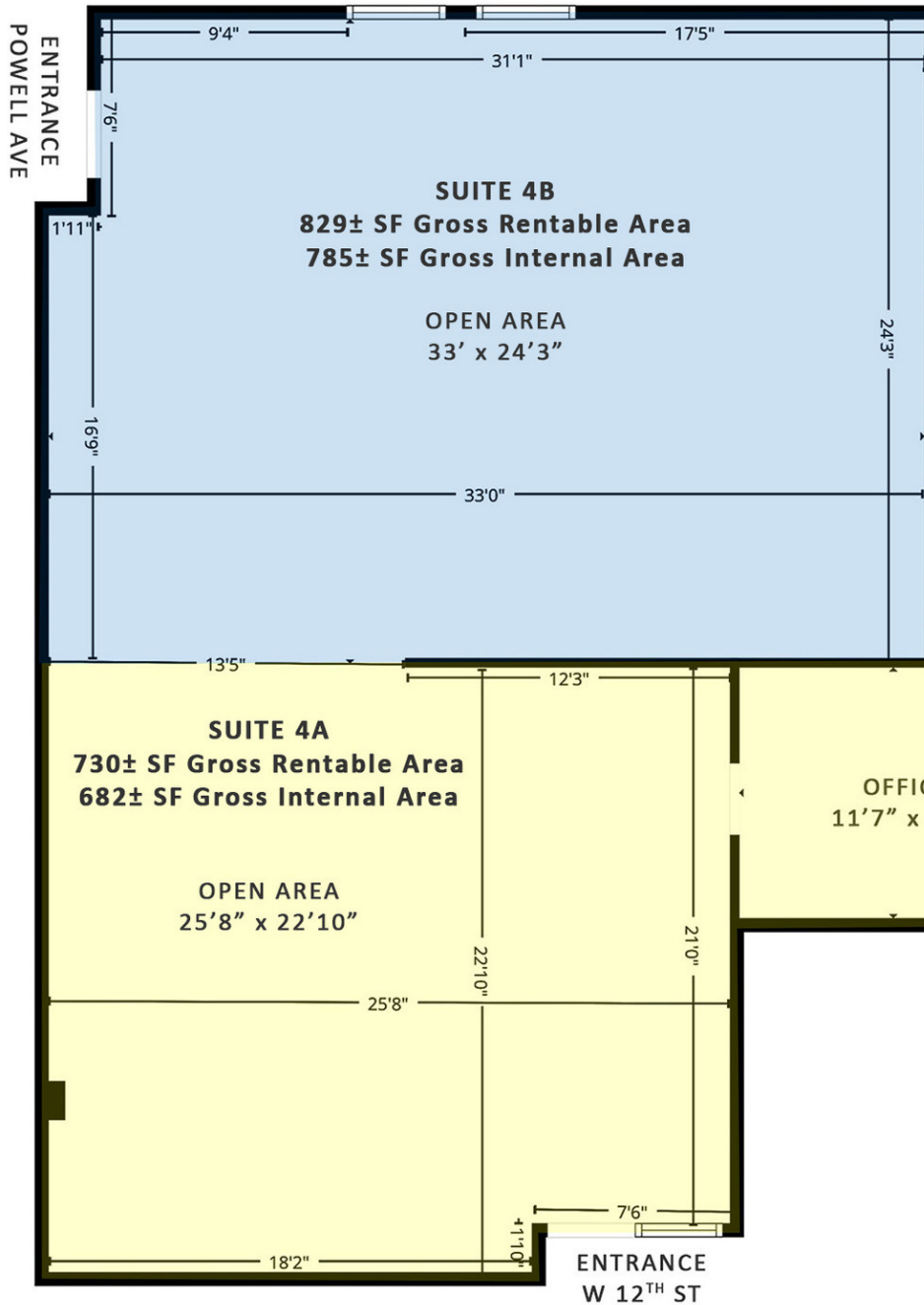
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www.sherrybauerrealestate.com

730± SF TO 1,559± SF OFFICE SUITE

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Powell Place
3800 W. 12th Street
Suite 4A & 4B
Erie, PA 16505

Note: Drawing may not be to scale.
All sizes & dimensions are
approximate.

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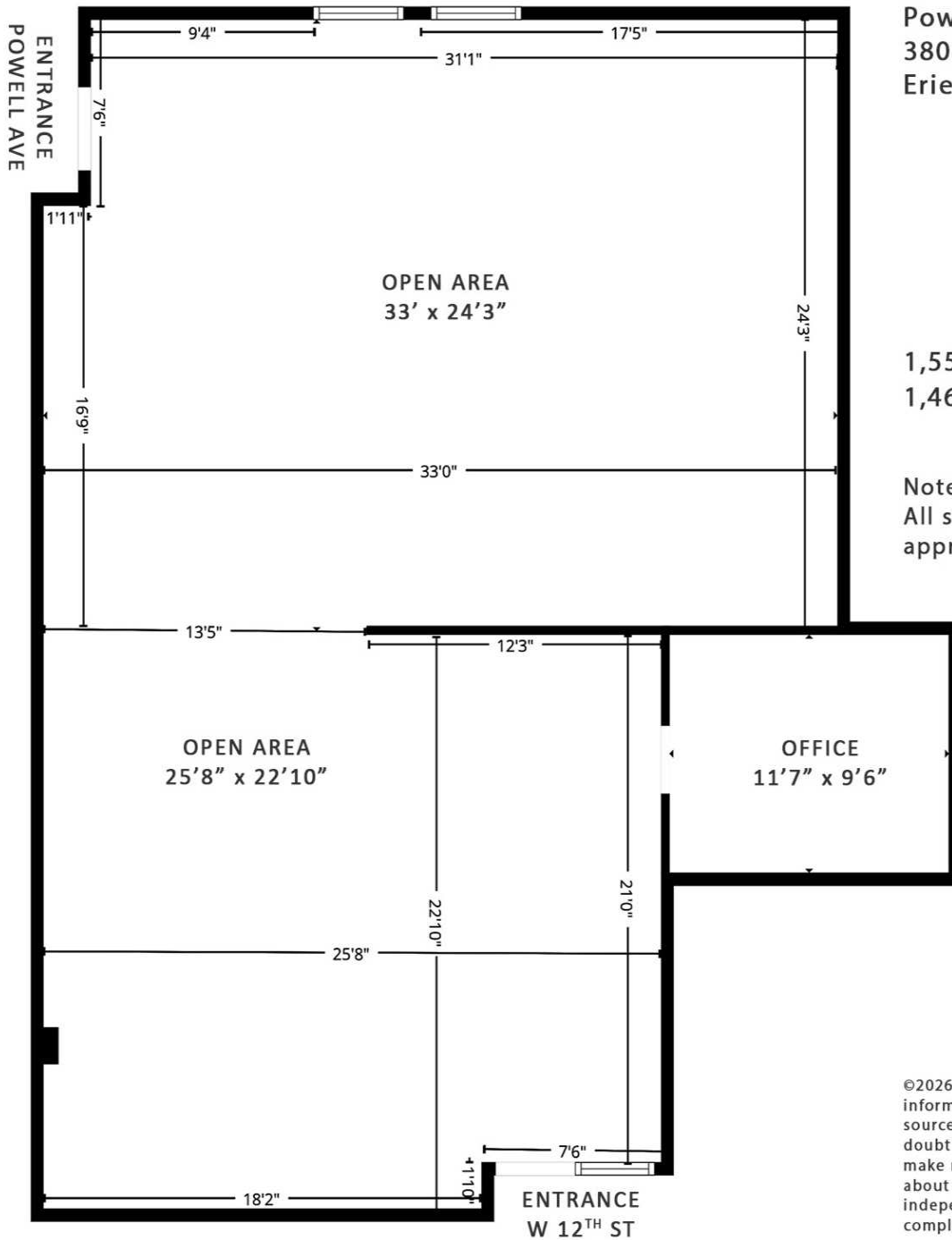
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UP TO 1,559± SF OFFICE SUITE

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1,559± SF Gross Rentable Area
1,467± SF Gross Internal Area

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