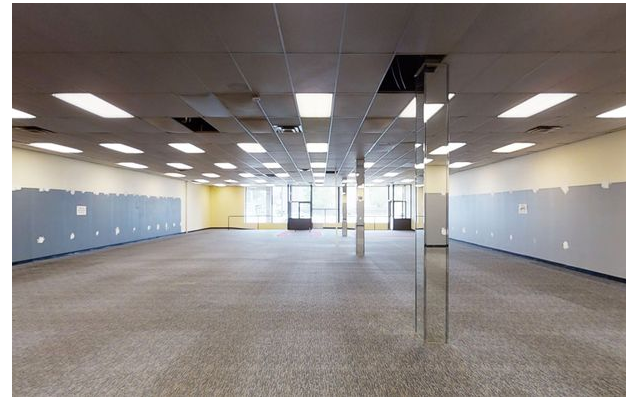
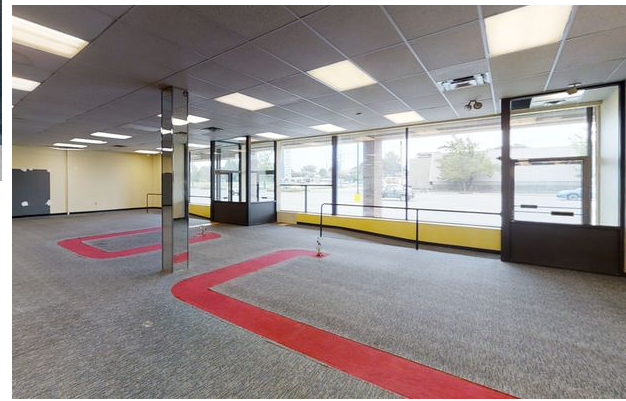


FOR LEASE

8,038± SF MIXED-USE SPACE

Liberty Center I | 3728 Liberty Street, Unit 10 | Erie, PA 16508



OFFERED AT:
\$8.00/SF/YR
(NNN)

PROPERTY HIGHLIGHTS

- 8,038± SF Mixed-Use Space
- Up To 14,761± SF (Units 9 & 10)
- Features Large Open Front Area And Open Back Area With 2 Offices & 2 ADA Restrooms
- Tenant Incentives Available
- High Traffic Area With Abundant Parking
- Excellent Visibility & On Public Bus Route
- Population Of Over 117,000 Within 3 Miles
- Part Of 229,805± SF Center Anchored By Top's Markets
- Join AMVETS Thrift Store, Harbor Freight Tools, GNC, Tops Friendly Market, Dickey's BBQ Pit, Dollar Tree, H&R Block, Rent-A-Center, Werner Books & Coffee, Rotech Healthcare, Triple D's Tasty Grill & More, Stumpy's Hatchet House, Erie Gymnastics Center, Northwest Savings Bank, PA Wine & Good Spirits, Fred's Furniture & More
- Tenant Pays Base Rent: \$8.00/SF/YR - NNN
NNN Estimated At \$4.06/SF/YR (Based On 2022)
Approximate Rent & CAM: \$8,078/Month + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=2ZPGfiwogrU>

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FOR MORE INFORMATION PLEASE CONTACT

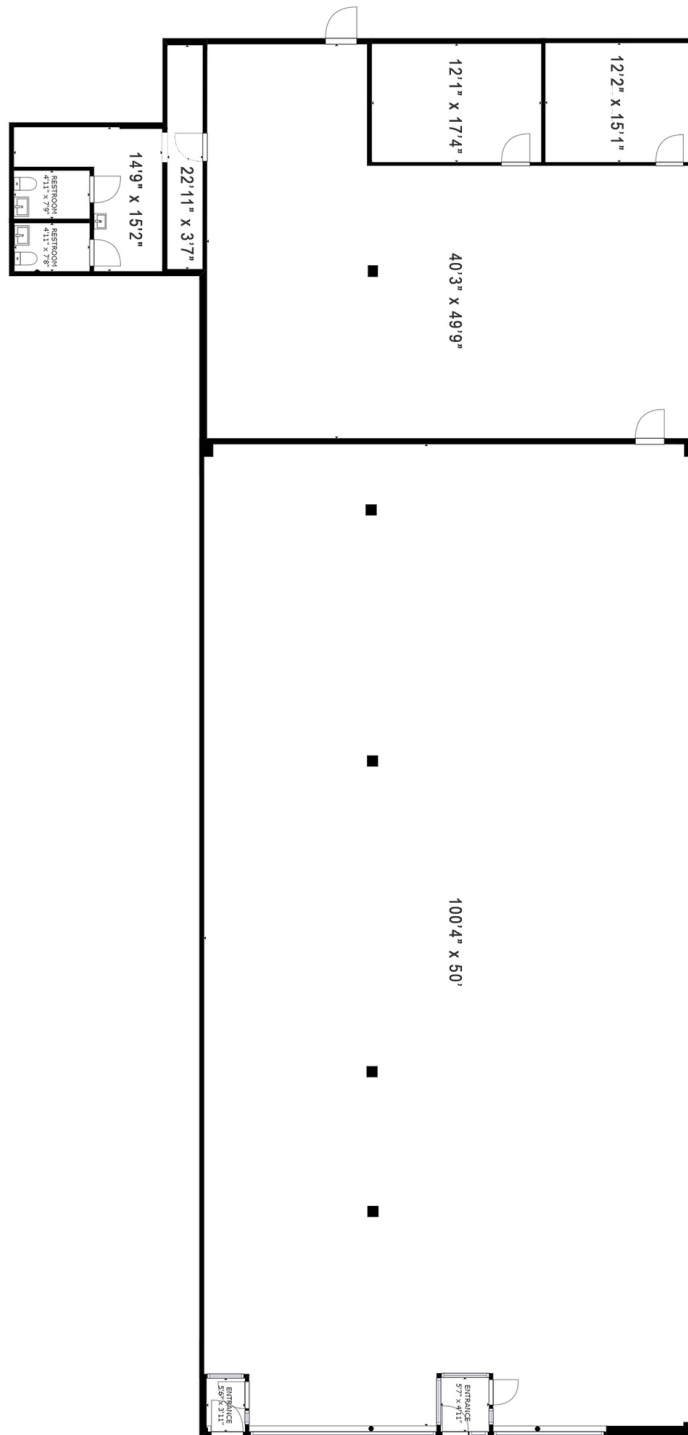
Sherry Bauer
Broker

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sbauer@sherrybauerrealestate.com

SBRE

8,038± SF MIXED-USE SPACE

For Lease | Liberty Center I | 3728 Liberty Street, Unit 10 | Erie, PA 16508



8,038± SF Rentable Area (7,401± SF Gross Internal Area)

NOTE: Drawing may not be to scale. Measurement accuracy is within 2% of reality.

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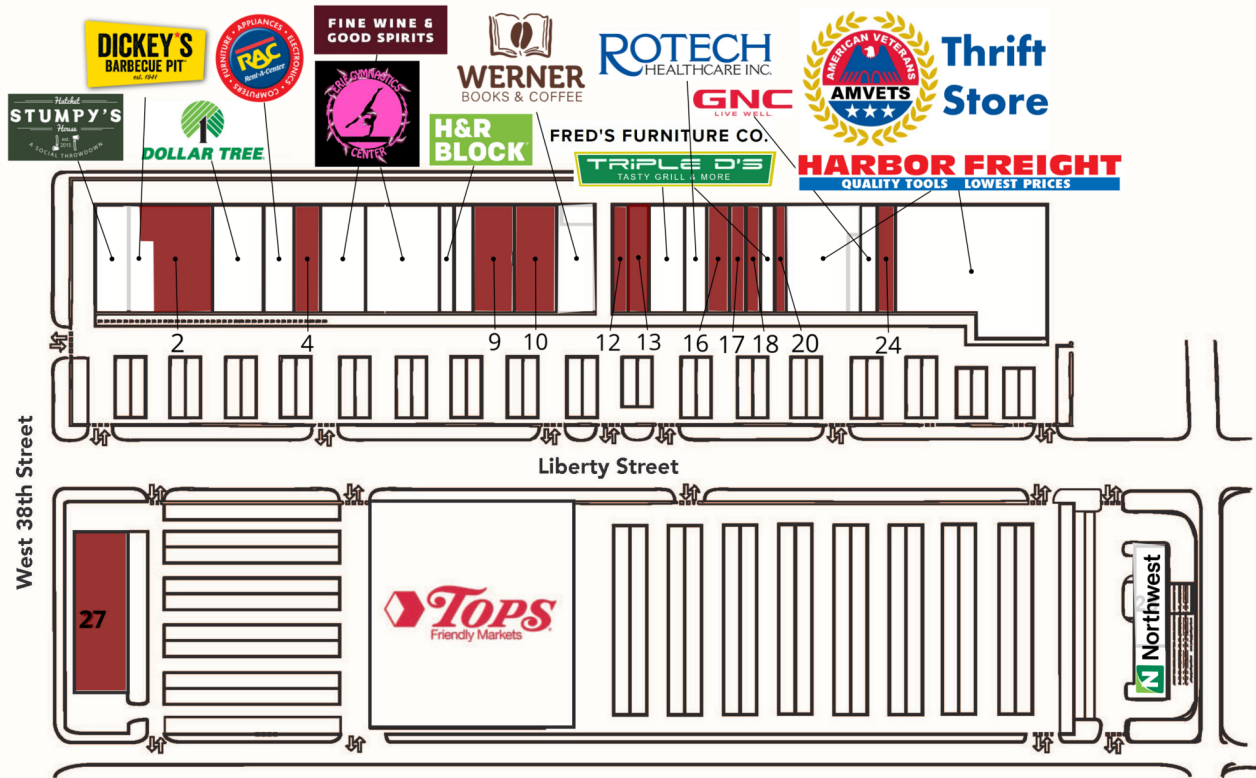
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For Lease | Liberty Center I | 3728 Liberty Street | Erie, PA 16508

SBRE
SHERRY BAUER REAL ESTATE SERVICES



AVAILABLE SPACES

	SUITE	SIZE	TYPE	RATE
■	Unit 2	10,740 SF	NNN	\$8.00 SF/yr
■	Unit 4	3,544 SF	NNN	\$10.00 SF/yr
■	Unit 9	6,723 SF	NNN	\$8.50 SF/yr
■	Unit 10	8,038 SF	NNN	\$8.00 SF/yr
■	Unit 12	2,800 SF	NNN	\$10.00 SF/yr
■	Unit 13	3,500 SF	NNN	\$10.00 SF/yr
■	Unit 16	3,500 SF	NNN	\$10.00 SF/yr
■	Unit 17	2,820 SF	NNN	\$10.00 SF/yr
■	Unit 20	1,400 SF	NNN	\$8.00 SF/yr
■	Unit 24	3,360 SF	NNN	\$10.00 SF/yr

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