

FOR LEASE

2,820± SF MIXED-USE SPACE

Liberty Center I | 3728 Liberty Street, Unit 17 | Erie, PA 16508



OFFERED AT:
\$10.00/SF/YR
(NNN)

PROPERTY HIGHLIGHTS

- 2,820± SF Mixed-Use Space
- New White Box Space With 2 New ADA Restrooms
- Tenant Incentives Available
- High Traffic Area With Abundant Parking
- Excellent Visibility & On 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: \$10.00/SF/YR - NNN
NNN Estimated At \$4.06/SF/YR (Based On 2022)
Approximate Rent & CAM: \$3,304/Month + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=VXoSDh7Hu6e>

©2023 SBRE - Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



FOR MORE INFORMATION PLEASE CONTACT

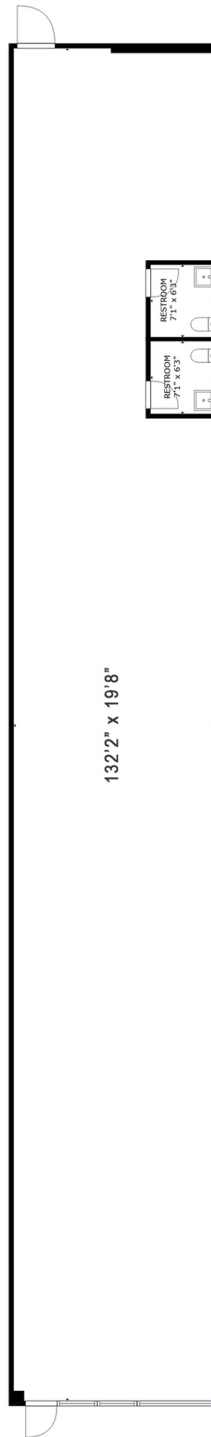
Sherry Bauer
Broker

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

SBRE

2,820± SF MIXED-USE SPACE FOR LEASE

For Lease | Liberty Center I | 3728 Liberty Street, Unit 17 | Erie, PA 16508



2,820± SF Gross Rentable Area (2,592± SF Gross Internal Area).
NOTE: Drawing may not be to scale. Measurement accuracy is within 2% of reality.

©2023 Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Plan Data: ©2022 Matterport.

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

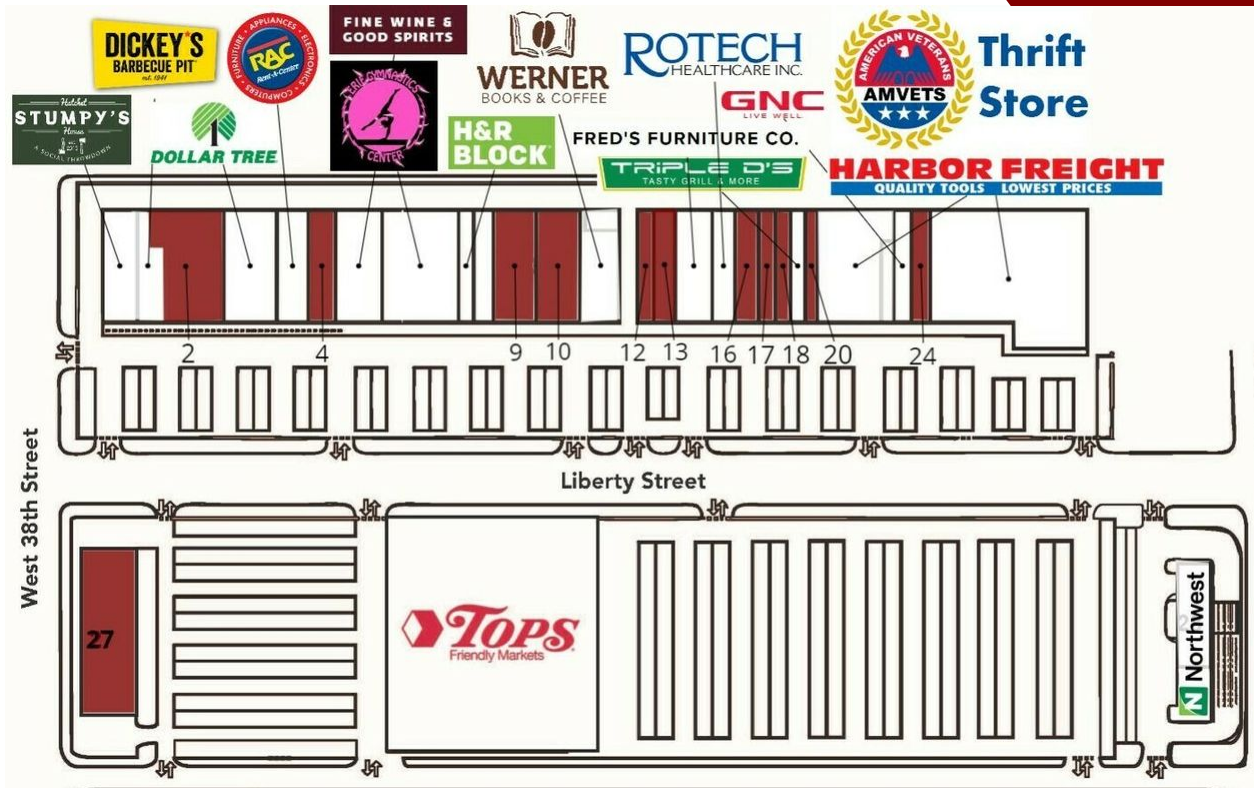
P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com

UP TO 14,761± SF MIXED-USE SPACE

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



AVAILABLE SPACES

	SUITE	SIZE (SF)	LEASE RATE
■	Unit 2	10,740 SF	\$8.00 SF/yr
■	Unit 4	3,544 SF	\$10.00 SF/yr
■	Unit 9	6,723 SF	\$8.50 SF/yr
■	Unit 10	8,038 SF	\$8.00 SF/yr
■	Units 9 & 10	14,761 SF	\$8.00 SF/yr
■	Unit 12	2,800 SF	\$10.00 SF/yr
■	Unit 13	3,500 SF	\$10.00 SF/yr
■	Unit 16	3,500 SF	\$10.00 SF/yr
■	Unit 17	2,820 SF	\$10.00 SF/yr
■	Unit 18	2,500 SF	\$8.50 SF/yr
■	Unit 20	1,400 SF	\$8.00 SF/yr
■	Unit 24	3,360 SF	\$10.00 SF/yr

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com