

# OFFICE SUITES AVAILABLE

**For Lease** | Powell Place | 3800 W. 12th Street | Erie, PA 16505



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$23.00 - \$25.98/SF/YR
<b>Lease Type:</b>	Modified Gross Full Service
<b>Building Size:</b>	14,860 SF
<b>Available SF:</b>	600 - 1,559 SF
<b>Lot Size:</b>	1.17 Acres
<b>Year Built:</b>	1960
<b>Year Renovated:</b>	2024
<b>Zoning:</b>	MU-2
<b>Traffic Count:</b>	14,000



## PROPERTY HIGHLIGHTS

- Office Suites For Lease At Powell Place
- 600± SF 3-Room Office Suite - Recently Renovated - Available September 2026 Offered At \$23.00/SF/YR (\$1,150/Month) - Full Service
- 730± SF To 1,559± SF Build To Suit Office Options - Landlord To Deliver To Your Design Within 90 - 120 Days With Flooring, Walls, Paint, Lighting & Drop Ceiling Included In Rental Rate - Some Restrictions On Design May Apply
- 730± SF Build To Suit Office Offered At \$25.98/SF/YR (\$1,580/Month)- All Included
- 829± SF Build To Suit Office Offered At \$25.98/SF/YR (\$1,795/Month) - All Included
- 1,559± SF Build To Suit Office Offered At \$23.00/SF/YR (\$2,988/Month)+ Gas & Electric
- 3D Tours &/Or Floor Plans Available
- 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
- Join Brandon J. Broderick Attorney At Law, Edward Jones, Forest Counseling, Erie Pharmacy, Fortitude Counseling, Investment Center Of Erie, Thrivent & More

## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**  
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**Amanda Bogert**

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FOR LEASE

# 600± SF OFFICE SUITE

Powell Place | 3800 W. 12th Street, Suite 9 | Erie, PA 16505



**OFFERED AT:**  
\$23.00/SF/YR  
(FULL SERVICE)

## PROPERTY HIGHLIGHTS

- 600± SF Modern 3-Room Office
- Available September 2026
- Recently Renovated With Gray-Toned Commercial Carpet, Light Gray Paint & New Drop Ceiling
- Open Main Area (Approximately 13'10" x 22'10")
- Front Office (Approximately 12' x 12')
- Back Office with Window (Approximately 12' x 15'7")
- Floor Plan & 3D Tour Available
- Abundant Free Parking & Excellent Visibility
- 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 Bus Route
- Zoned MU-2, Corridor Mixed Use (Millcreek Township)
- Offered at \$23.00/SF/YR - All Included (\$1,150/Month)  
Tenant Pays for Desired Phone/Internet/Cable
- Join Brandon J. Broderick Attorney At Law, Edward Jones, Erie Pharmacy, Forest Counseling, Fortitude Counseling, Investment Center Of Erie, Thrivent & More At Powell Place!



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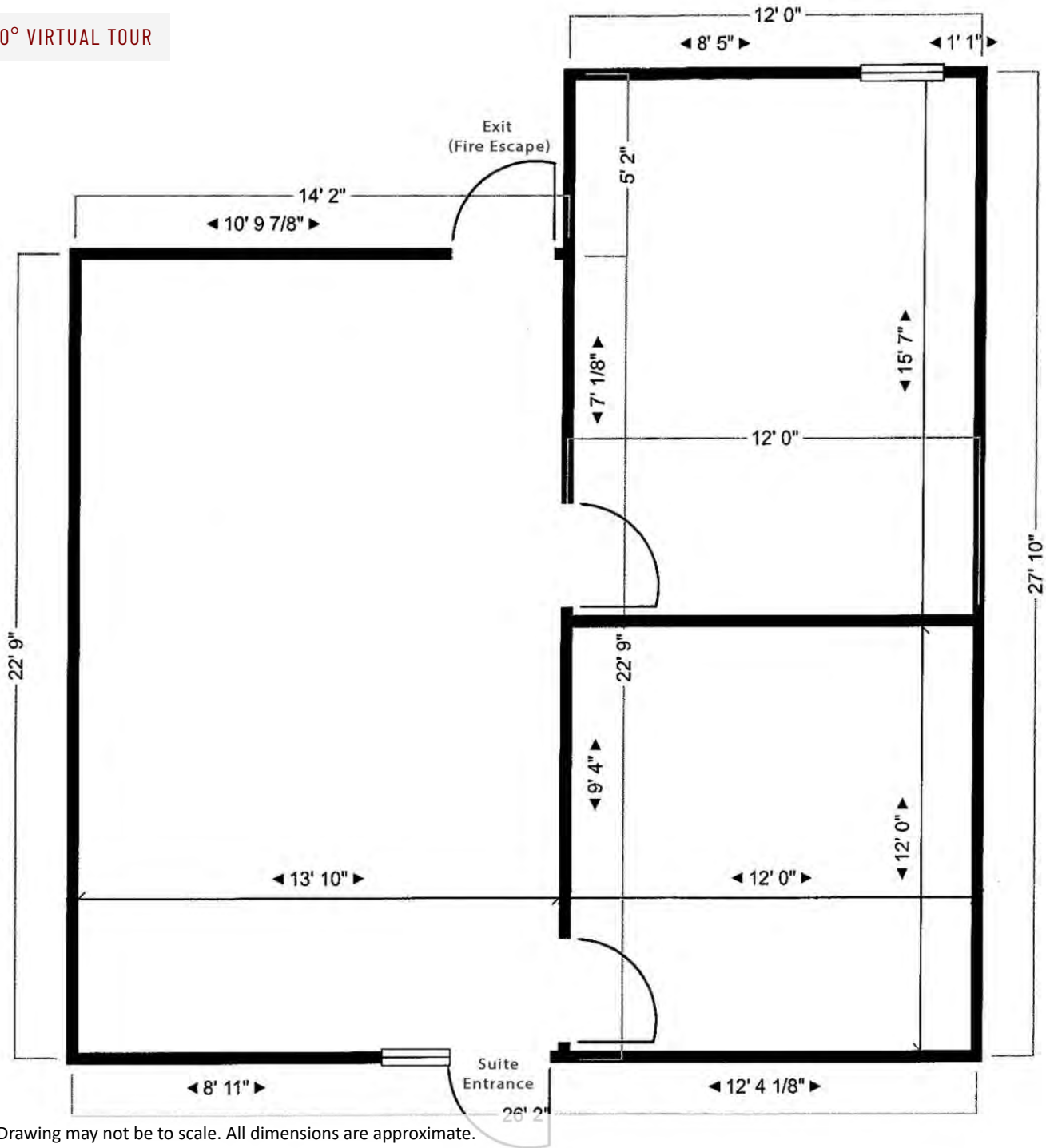
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# SBRE

# 600± SF OFFICE SUITE

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360° VIRTUAL TOUR



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

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730± SF & 829±SF OFFICE SUITES

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



#### OFFERING SUMMARY

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

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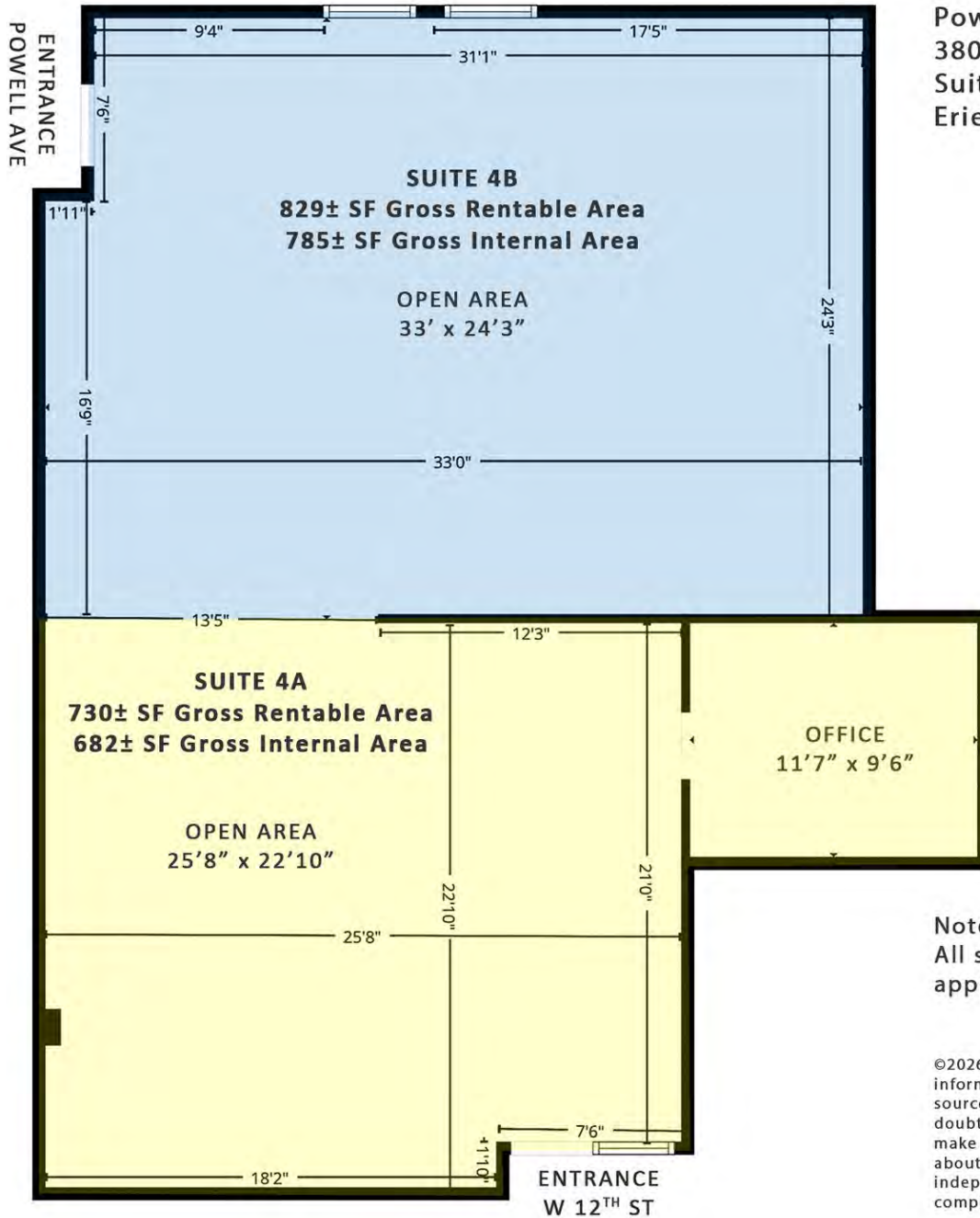
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730± SF TO 1,559± SF OFFICE SUITE

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



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

Note: Drawing may not be to scale.  
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1,559± SF OFFICE SUITE

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



#### OFFERING SUMMARY

<b>Lease Rate:</b>	\$23.00/SF/YR + Gas & Electric
<b>Building Size:</b>	14,860 SF
<b>Lot Size:</b>	1.17 Acres
<b>Year Built:</b>	1960
<b>Zoning:</b>	MU-2
<b>Traffic Count:</b>	14,000



#### PROPERTY HIGHLIGHTS

- 1,559± SF Office Suite For Lease At Powell Place
- Ready For Your Design - Floor Plan Available
- Existing Layout Includes Open Area With Windows & Private Office
- 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
- Will Sub-Divide 730± 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
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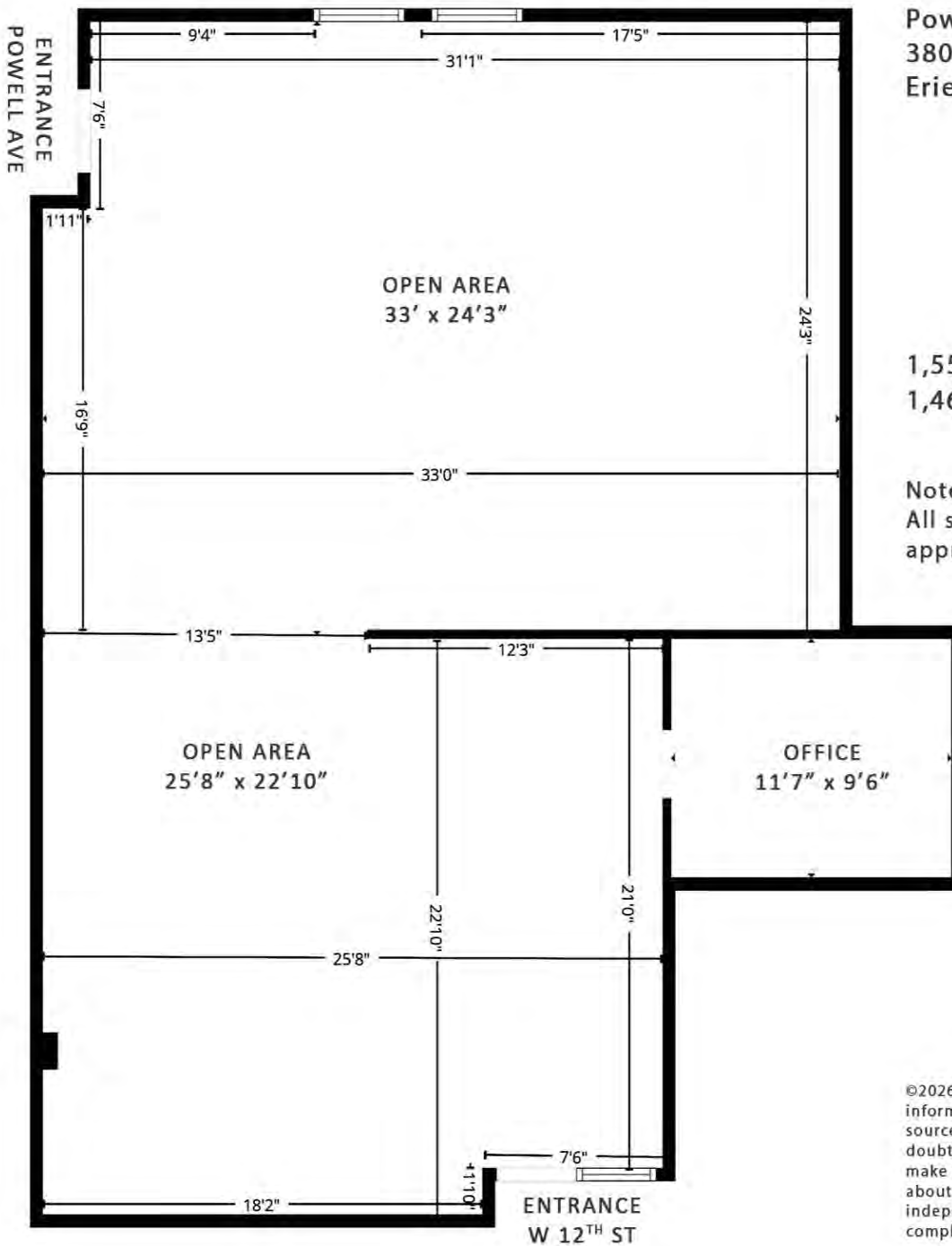
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1,559± SF OFFICE SUITE

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3800 W. 12<sup>th</sup> Street, Suite 4  
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1,559± SF Gross Rentable Area  
1,467± SF Gross Internal Area

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