

FOR LEASE

SINGLE & MULTI-ROOM OFFICE SUITES

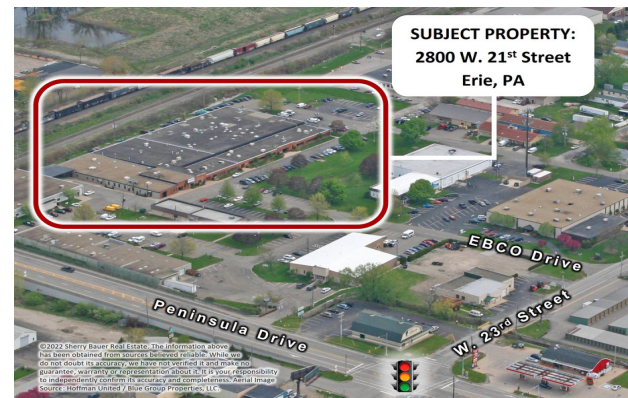
EBCO Park | 2800 W. 21st Street | Erie, PA 16506



PROPERTY HIGHLIGHTS

- Single & Multi-Room Office Suites For Lease With All-Inclusive Rental Rates
- Join EBCO Park - Home To 110+ Tenants
- Shared Conference Room
- Shared Break Room With Vending
- Abundant Free Parking
- Located Just East Of Peninsula Drive & In Proximity To Major Thoroughfares
- Less Than 1 Mile From I-79 At Exit 182
- Fiber Optic Internet & Signage Available
- 355± SF Single Room Office Offered At \$495/Month
- 410± SF Two-Room Office With Window Offered At \$625/Month
- 765± SF 3-Room Office Offered At \$1,120/Month
- 1,270± SF 3-Room Office Plus 505± SF Storage Room Offered At \$1,695/Month
- 505± SF Heated Storage Room Offered At \$575/Month
- Tenants Pay Rent + Desired Phone/Internet

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FOR MORE INFORMATION PLEASE CONTACT

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SBRE

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AVAILABLE SPACES

SUITE	SIZE	DESCRIPTION
■ Suite 506	410 - 1,270 SF	410± SF two-room office suite for lease. Layout includes a large front office with a closet for storage (17'4" x 15'3") & a private office with a window for natural light (12'1" x 12'1"). Located immediately off the 2002 Filmore Avenue entrance. Offered at \$625/month (\$18.29/SF/YR) + phone/internet. Up to 1,270± SF available with contiguous office and storage space: 3 offices (765± SF) or 3 offices plus a heated storage room (1,270± SF).
■ Suite 521	355 - 1,270 SF	355± SF single-room office suite for lease. Suite is approximately 15'1" x 24'7". Located near the 2002 Filmore Avenue entrance. Offered at \$495/month (\$16.75/SF/YR) + phone/internet. Up to 1,270± SF available with contiguous space for 3 offices and a large storage room.
■ Suite 523	505 SF	505± SF heated warehouse / storage space for lease with all-inclusive rental rate. Suite is approximately 20'8" x 24'7". Accessible through a shared breakroom with corridor accommodating carts or dolly traffic. Pallet jacks and forklifts cannot be used to deliver palletized goods to suite - carts or dollies only. Close to shared shipping & receiving area with drive-in overhead door, truck dock & shared forklift, pallet jacks & carts. Located near the 2022 Filmore Avenue entrance. Offered at \$575/month (\$13.66/SF/YR) + phone/internet. Can connect to contiguous office area to add 1 to 3 office rooms for up to 1,270± SF.

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