

FOR LEASE

# 1,260± SF TO 2,700± SF MIXED-USE SPACE

2051 & 2053 W. 8th Street | Erie, PA 16505

## AVAILABLE



**OFFERED AT:**  
\$13.75 SF/YR  
(NNN)

### PROPERTY HIGHLIGHTS

- 2,700± SF Mixed-Use Space – Endcap Unit!
- Mostly Open Floor Plan – Floor Plan Available
- 2 Open Areas, 17'9" & 15'8" Window Frontage, Office, Back Room With Utility Sink, Break Room With Sink, Storage Area & 2 Restrooms
- Will Sub-Divide To 1,260± SF & 1,440± SF
- Excellent Visibility Along High Traffic Corridor
- Located In A Walkable Community Near Presque Isle State Park & Frontier Park
- Abundant Free Parking In Paved Parking Lot
- Zoned C-1, Local Commercial District
- Offered At \$13.75/SF/YR-NNN
- NNN Estimated At \$4.65/SF/YR
- Tenant Pays Approximately \$4,140/Month (Base Rent + NNN) + Utilities
- Join Ocean Nails Spa, USA Vein Clinics, Covert Escape Games & Z32 Armory At Beverly Square!
- Tour Online:  
<https://my.matterport.com/show/?m=91DqVhaAgJm>

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### FOR MORE INFORMATION PLEASE CONTACT

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# SBRE

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**SBRE**

SHERRY BAUER REAL ESTATE SERVICES

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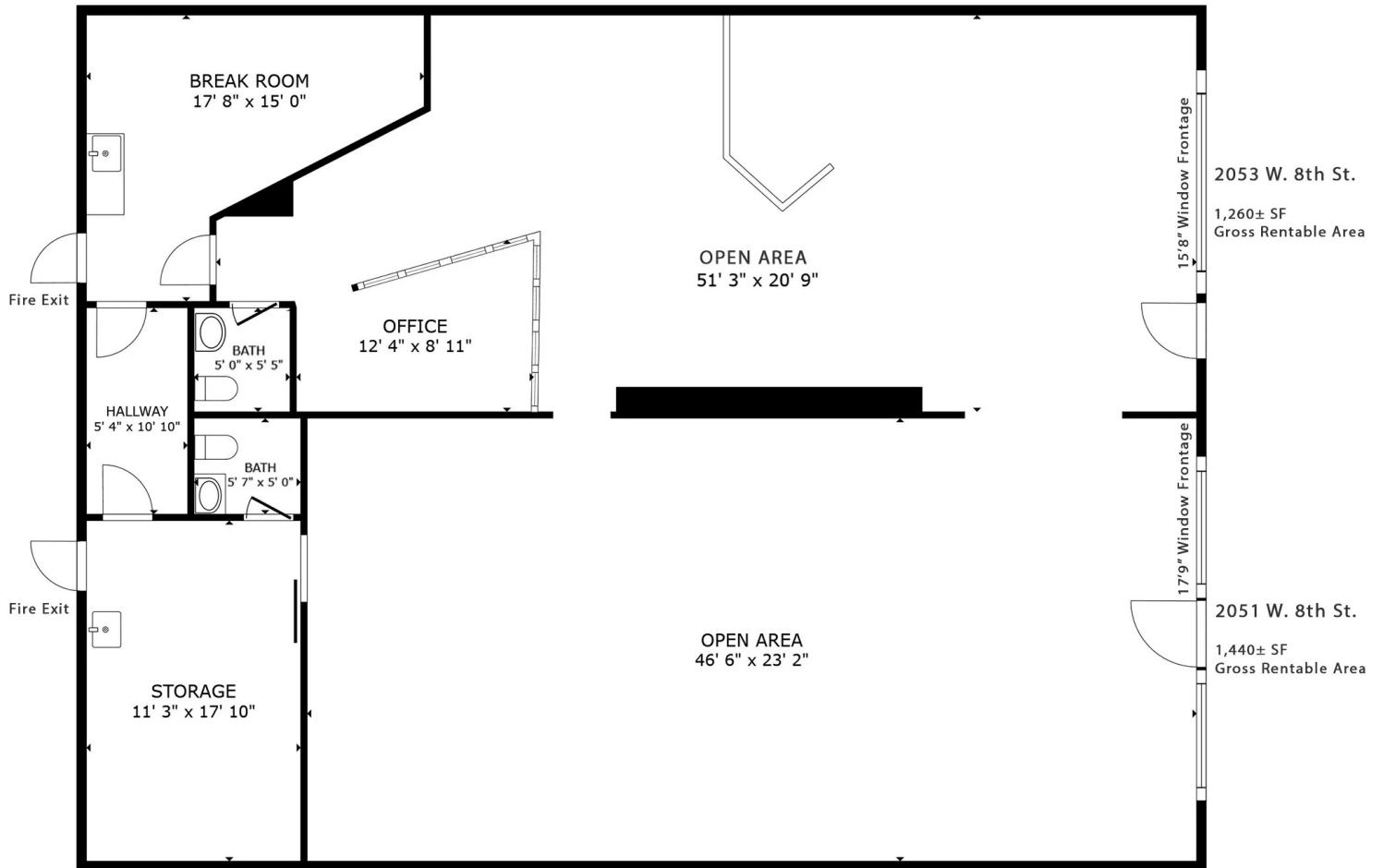
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360° VIRTUAL TOUR

Floor Plan

Beverly Square | 2051 & 2053 W. 8th Street - Erie, PA 16505



2,700± SF Gross Rentable Area  
2,570± SF Gross Internal Area

Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality. Gross internal area measured by Matterport software. Gross external area per Assessor.

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