

1,559± SF OFFICE SUITE

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



OFFERING SUMMARY

Lease Rate:	\$23.00/SF/YR + Gas & Electric
Building Size:	14,860 SF
Lot Size:	1.17 Acres
Year Built:	1960
Zoning:	MU-2
Traffic Count:	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
- 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 \$23.00/SF/YR (\$2,988/Month) + Gas & Electric

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

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

Amanda Bogert

V.P. of Sales & Marketing

O. 814.453.2000 x102 \ C. 814.790.8342
abogert@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

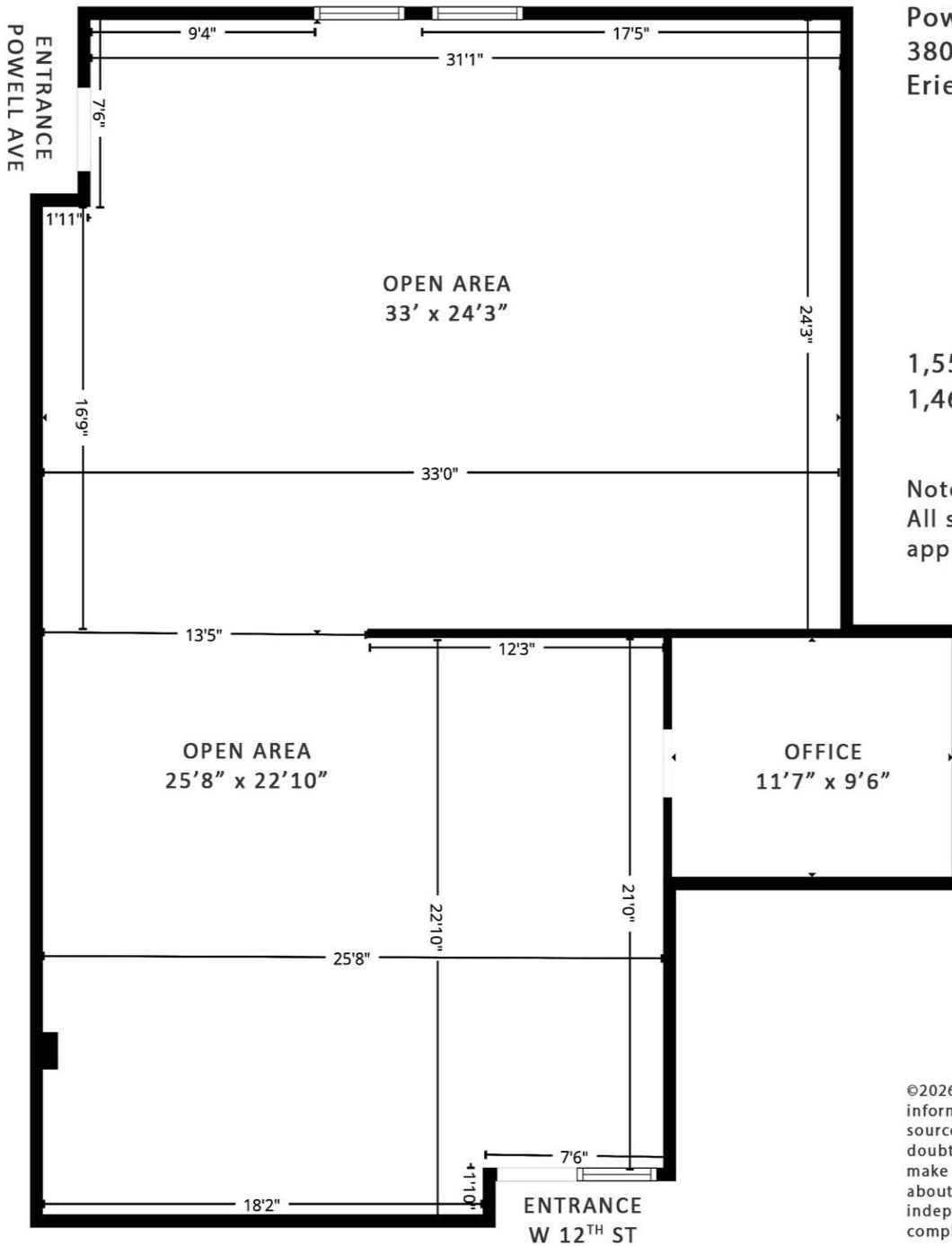
P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com

1,559± SF OFFICE SUITE

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



Powell Place
3800 W. 12th Street, Suite 4
Erie, PA 16505

1,559± SF Gross Rentable Area
1,467± SF Gross Internal Area

Note: Drawing may not be to scale.
All sizes & dimensions are approximate.

©2026 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. Plan Data: ©2026 CubiCasa.

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

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

Amanda Bogert

V.P. of Sales & Marketing

O. 814.453.2000 x102 \ C. 814.790.8342
abogert@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

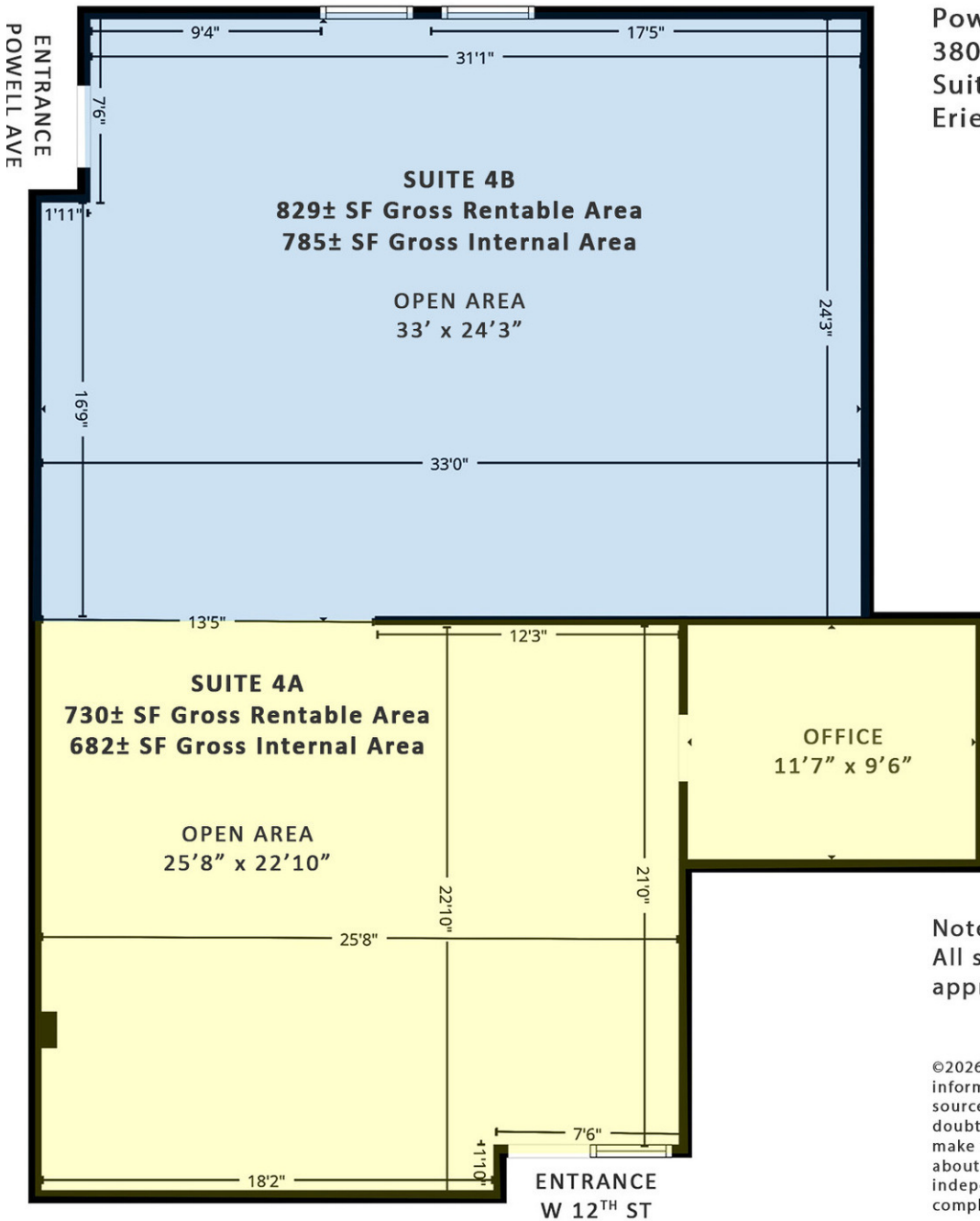
P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com

730± TO 1,559± SF OFFICE SUITE

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



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

Note: Drawing may not be to scale.
All sizes & dimensions are
approximate.

©2026 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. Plan Data: ©2026 CubiCasa.

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

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

Amanda Bogert

V.P. of Sales & Marketing

O. 814.453.2000 x102 \ C. 814.790.8342
abogert@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

| P. 814.453.2000

| F. 814.453.2001

| www.sherrybauerrealestate.com