

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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## FOR MORE INFORMATION PLEASE CONTACT

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Broker

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**Amanda Bogert**  
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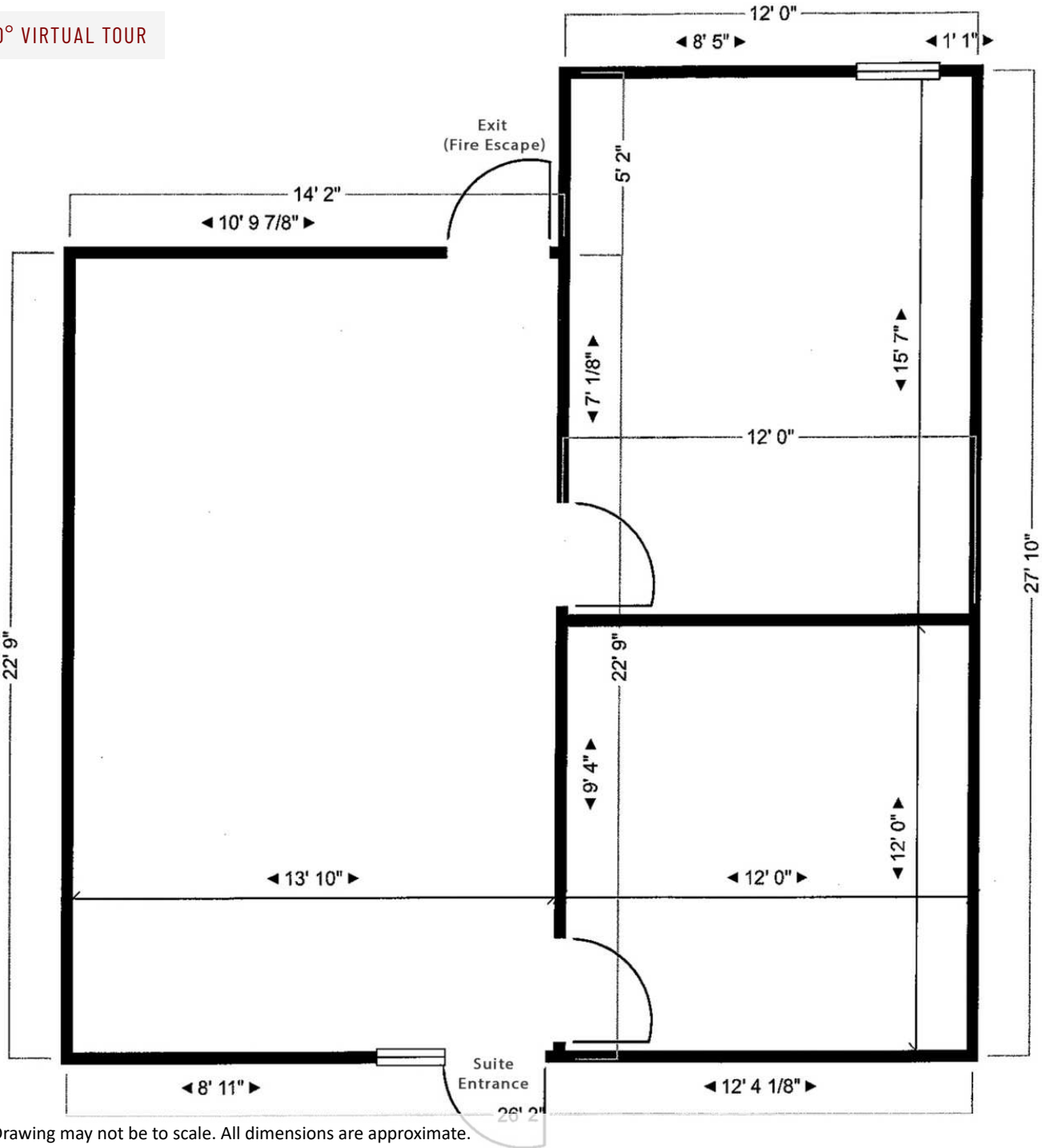
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# SBRE

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360° VIRTUAL TOUR



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

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