

FOR LEASE

876 - 3,028± SF OFFICE SUITE

4402 Peach Street | Erie, PA 16509



OFFERED AT:
\$16.70/SF/YR
+GAS+ELECTRIC



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PROPERTY HIGHLIGHTS

- 876± SF To 3,028± SF Office Suites For Lease
- Along Greater Erie's Major Retail & Service Corridor
- Near LECOM & Millcreek Mall
- Just 2.4 Miles from I-79 & 3.3 Miles from I-90
- Excellent Signage & Visibility
- 19,000 Average Daily Traffic Along Peach Street (AADT PennDOT 2024 Count Year)
- 876± SF Move-In Ready Office Suite With Waiting Area, Reception, 3 Offices & Storage Closet
- 2,152± SF Office Coming Available November 2026 With Private Entrance, Waiting Area, Reception, 6 Offices, Conference Room, Break Room & 2 Restrooms
- Up To 3,028± SF Office For Lease
- Floor Plans Available
- Abundant Off-Street Parking
- Join All About You Counseling, Beltone Hearing Center, CM Massotherapy, Lincoln Investments & Sweetly Salvaged Vintage At The Foot & Ankle Center
- Offered At \$16.70/SF/YR Plus Gas & Electric

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

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

SBRE

FOR LEASE

876± SF OFFICE SUITE

4402 Peach Street, Suite 3 | Erie, PA 16509



OFFERED AT:
\$1,219/MONTH
(\$16.70/SF/YR)
+GAS+ELECTRIC



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PROPERTY HIGHLIGHTS

- 876± SF Second Floor Office Suite
- Freshly Painted & Move-In Ready
- Large Private Waiting Area, Reception, 3 Private Offices & Storage Closet
- Windows In 4 Of 6 Rooms To Exterior Or Common Area For Natural Light
- Floor Plan Available
- Shared Restrooms & Abundant, Free Off-Street Parking
- Excellent Visibility With Signage Along Peach Street With 19,000 Average Daily Traffic Along Peach Street (AADT PennDOT 2024 Count Year)
- Along Greater Erie's Major Retail/Service Corridor Near LECOM & The Millcreek Mall Complex
- Just 2.4 Miles From I-79 & 3.3 Miles From I-90
- Join Dr. DiBacco, All About You Counseling, Beltone Hearing Center, CM Massotherapy, Lincoln Investments & Sweetly Salvaged Vintage At The Foot & Ankle Center
- Up To 3,028± SF Office Space Available
- Offered At \$1,219/Month (\$16.70/SF/YR) Plus Gas & Electric

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SBRE

876± SF OFFICE SUITE

For Lease | 4402 Peach Street, Suite 3 | Erie, PA 16509



876± SF Gross Internal Area

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

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FOR LEASE

2,152± SF OFFICE SUITE

4402 Peach Street, Suite 1 | Erie, PA 16509



OFFERED AT:
\$2,995/MONTH
(\$16.70/SF/YR)
+GAS+ELECTRIC



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PROPERTY HIGHLIGHTS

- 2,152± SF Office Suite On Peach Street
- Available November 2026
- Private Entrance, Waiting Area & Reception
- 6 Private Offices – 5 With Windows For Natural Light
- Conference Room, Break Room & 2 Restrooms
- Floor Plan Available
- Shared Restrooms & Abundant, Free Off-Street Parking
- Excellent Visibility With Signage Along Peach Street With 19,000 Average Daily Traffic Along Peach Street (AADT PennDOT 2024 Count Year)
- Along Greater Erie's Major Retail/Service Corridor Near LECOM & The Millcreek Mall Complex
- Just 2.4 Miles From I-79 & 3.3 Miles From I-90
- Join Dr. DiBacco, All About You Counseling, Beltone Hearing Center, CM Massotherapy, Lincoln Investments & Sweetly Salvaged Vintage At The Foot & Ankle Center
- Up To 3,028± SF Office Space Available
- Offered At \$1,219/Month (\$16.70/SF/YR) Plus Gas & Electric

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2,152± SF OFFICE SUITE

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4402 Peach Street, Suite 1 - Erie, PA 16509



2,152± SF Gross Internal Area

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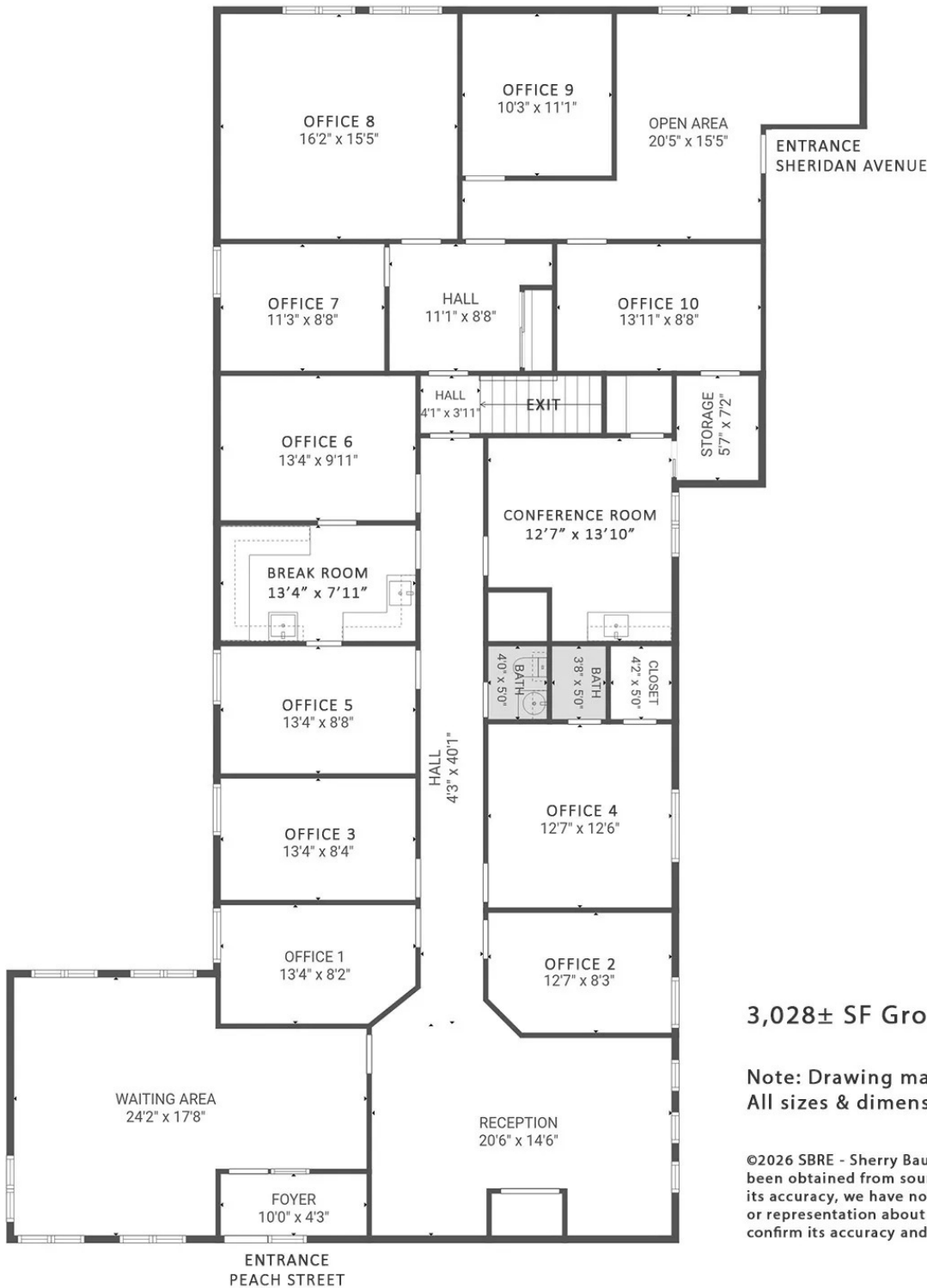
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UP TO 3,028± SF OFFICE AVAILABLE

For Lease | 4402 Peach Street, Suite 1 & 3 | Erie, PA 16509



Scan To Tour



3,028± SF Gross Internal Area

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