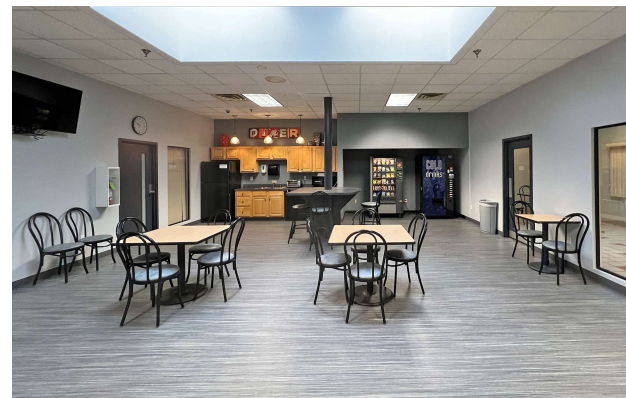


FOR LEASE

# 1,907± SF OFFICE SUITE

2800 W. 21st Street, Suite 2021 | Erie, PA 16506



**OFFERED AT:**  
\$16.00/SF/YR  
(\$2,543/MONTH)  
FULL SERVICE

## PROPERTY HIGHLIGHTS

- 1,907± SF Office Suite With Private Entrance
- Large Open Main Area With Windows For Abundant Natural Light
- 2 Private Offices Overlooking Open Area
- 2 Private Restrooms
- Shared Conference Rooms & Full Service Break Rooms
- Abundant Free Parking
- Signage Available At Door Plus Illuminated Signage At Entrance To EBCO Park
- Fiber Optic Internet Available
- Located Just East of Peninsula Drive
- 1 Block From Bus Stop & Less Than 1 Mile From I-79
- Offered At \$2,543/Month (\$16.00/SF/YR)  
All Utilities Included
- Tenant Pays For Desired Phone/Internet

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## FOR MORE INFORMATION PLEASE CONTACT

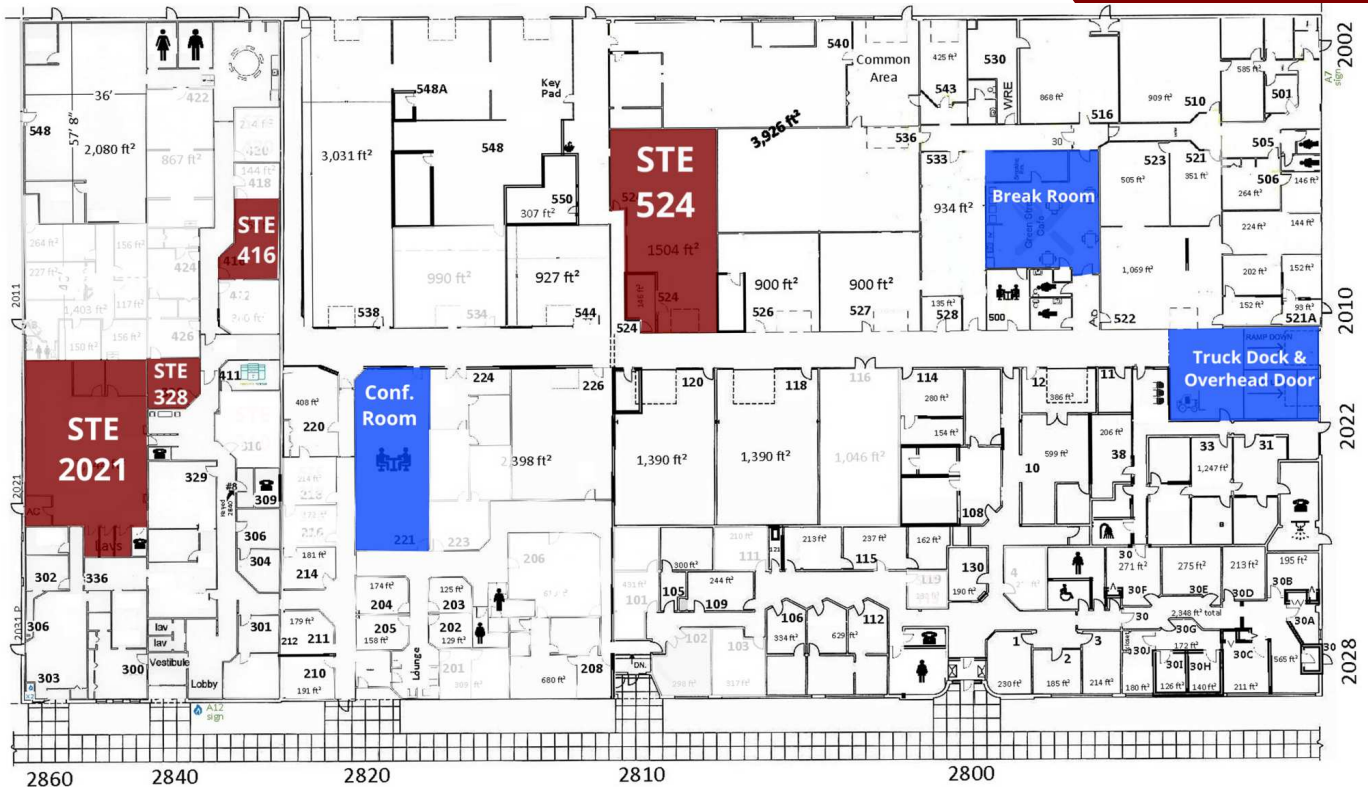
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# SBRE

# OFFICE SPACE FOR LEASE

For Lease | 2800 W. 21st Street | Erie, PA 16506



## AVAILABLE SPACES

| SUITE        | SIZE     | RATE              | DESCRIPTION   |
|--------------|----------|-------------------|---|
| ■ Suite 328  | 230 SF   | \$310 per month   | 230± SF single-room office suite with all-inclusive rental rate available for lease. Offered at \$310/month (\$16.17/SF/YR) plus desired phone/internet.  |
| ■ Suite 416  | 358 SF   | \$463 per month   | 358± SF single-room office suite with all-inclusive rental rate available for lease. Suite is approximately 17'6" x 23' with 8'10" ceilings. Offered at \$463/month (\$15.52/SF/YR) plus desired phone/internet.  |
| ■ Suite 524  | 1,650 SF | \$1,240 per month | 1,650± SF warehouse/industrial space for lease. Space is approximately 31'10"W x 59'5"L with 13'2" clear ceilings & 192± SF office area (11'10" x 16'3"). Shared truck dock with leveler, drive-in overhead door, forklift, pallet jack, and carts plus 11'9"W x 9"11"H overhead door to suite. Potential for 3 Phase service. Offered at \$1,240/month (\$9.03/SF/YR) + desired phone/internet. All utilities included. Utility surcharge may apply for manufacturing use. |
| ■ Suite 2021 | 1,907 SF | \$16.00 SF/yr     | 1,907± SF office suite for lease at EBCO Park. Layout features a private entrance, large open workspace with windows for natural light, 2 private offices & 2 private restrooms. Signage available with visibility from Peninsula Drive plus additional signage opportunities including illuminated signage at the entrance to EBCO Park. Offered at \$2,543/month (16.00/SF/YR) + desired internet/phone.  |

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