

FOR LEASE

# 10,500± SF OFFICE SUITE

1700 Peach Street, Suite 244 | Erie, PA 16501



**OFFERED AT:**  
**\$9.00 SF/YR**  
**(NNN)**



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## PROPERTY HIGHLIGHTS

- 10,500± SF Office Suite For Lease
- In The Heart Of Downtown Erie At Northgate Commons
- Waiting Area, Reception, 12+ Offices, Open Workspaces, Conference Room, IT Room, Break Room & 3 Restrooms – 100' Frontage
- Interactive Floor Plan Available
- Will Sub-Divide For Office Or Mixed-Use Space
- Part Of A 165,851± SF Multi-Tenant Office / Retail Facility On 14.3± Acres Encompassing One Block
- Common Area Lounge & Break Room With Vending
- Abundant Off-Street – 792 Parking Spaces In Paved Lot
- Zoned C-2, General Commercial
- Zoning Allows For Many Potential Uses: Retail, Office, Bank, Day-Care Centers, Eating & Drinking Establishment, Fitness Center, Laboratories & More
- Join ACL, Dollar General, MedCare Home Medical Equipment & Supplies, Octapharma Plasma, DaVita Dialysis Center Of Erie, Barber Behavioral Health Institute, Erie Community Resource Center, Erie County Care Management, UPMC & More
- Offered At \$9.00/SF/YR-NNN  
CAM/NNN Estimated At \$5.00/SF/YR  
Approx. \$12,250/Month (Rent + CAM/NNN) + Utilities



## FOR MORE INFORMATION PLEASE CONTACT

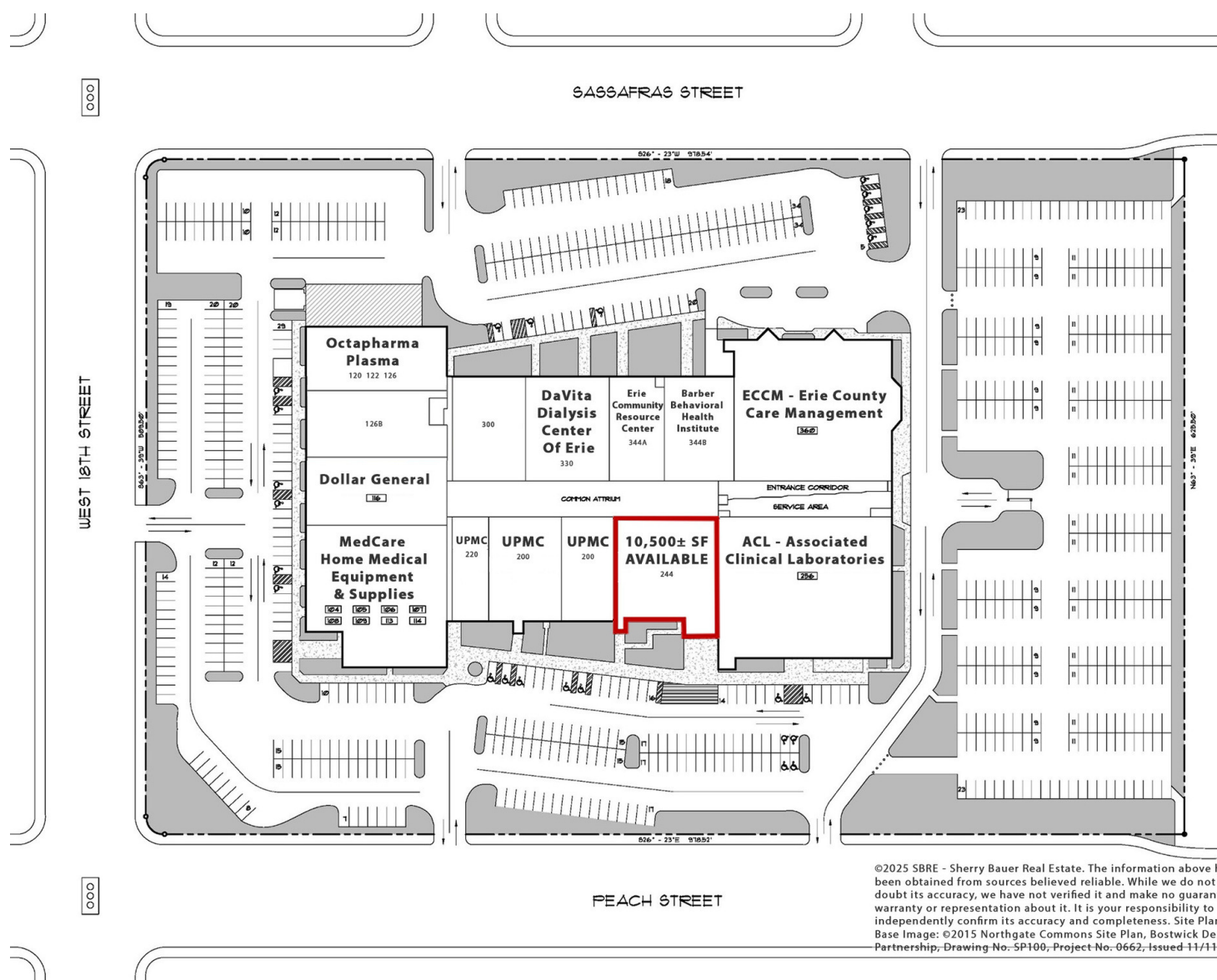
**Sherry Bauer**  
**Broker**

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# SBRE

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**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES



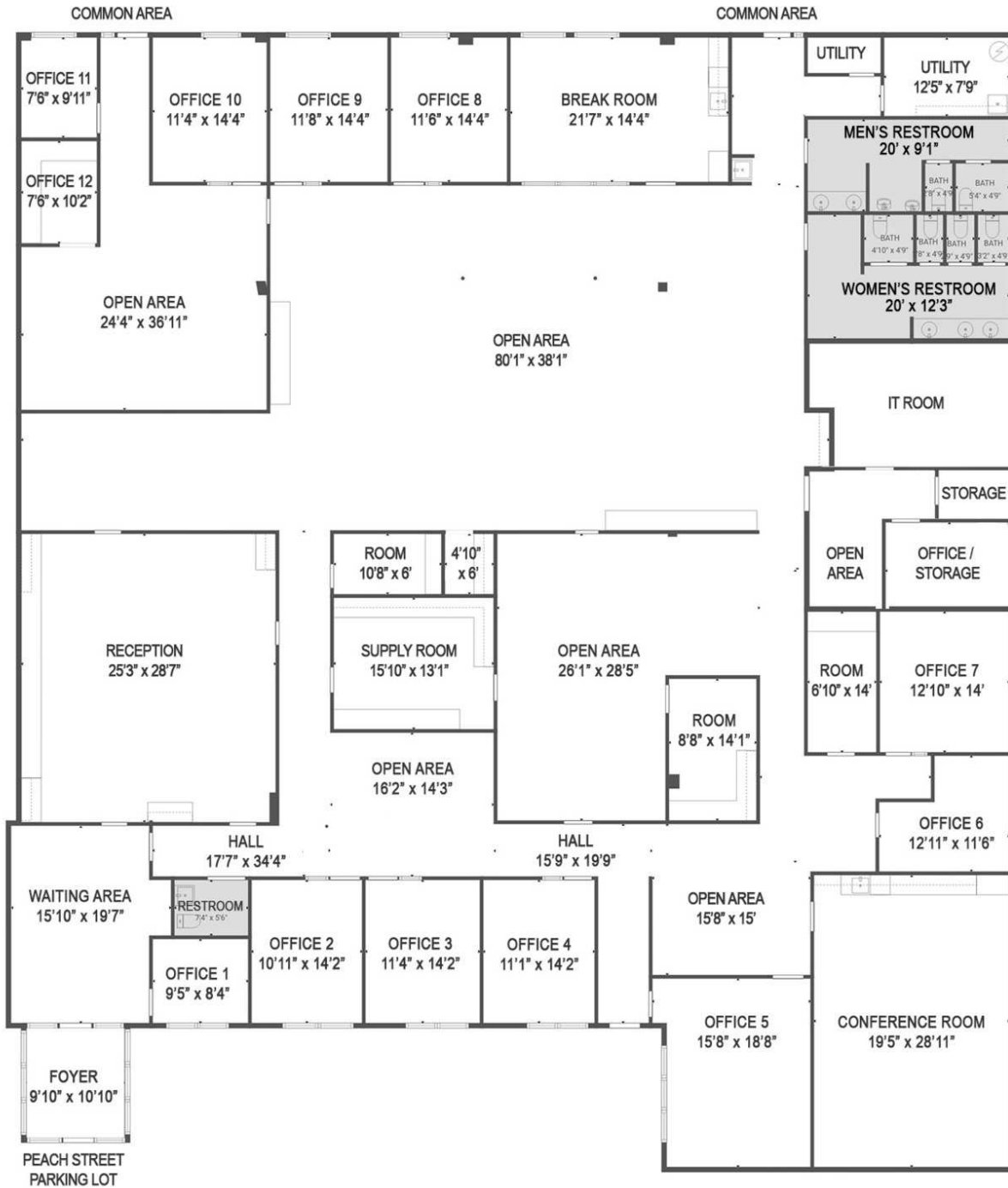
[www.sherrybauerrealestate.com](http://www.sherrybauerrealestate.com)

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10,500± SF Gross Rentable Area | 9,897± SF Gross Internal Area

Note: Drawing may not be to scale. All sizes & dimensions are approximate. ©2025 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: ©2025 CubiCasa.

## FOR MORE INFORMATION PLEASE CONTACT

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**Broker**

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204.7. C-2 General Commercial District.

(a) Permitted uses.

- Accessory uses and structures
- Animal care/pet grooming (Section 305.29)
- Appliance sales and service
- Automobile/camper/RV sales
- Automotive body/repair shop
- Banks and business offices
- Beverage distributors
- Business services

Car washes  
Cleaners  
Commercial recreation  
Computer users center  
Convenience stores (Section 305.35)  
Copy shops  
Corporate offices  
Day-care centers (Section 305.15)  
Drive-in businesses (Sections 305.2, 305.4, 305.5)  
Eating and drinking establishment  
Essential services  
Fitness center/gym  
Flea/farmers market  
Florist  
Funeral homes  
Gasoline service stations (Sections 305.2, 305.4)  
Home occupation  
Hotels and motels  
Ice cream shop  
Licensed massage therapy (Section 305.43)  
Massage parlors (Section 305.33)  
Mobile home and trailer sales (Section 305.31)  
Multiple-family dwellings  
Off-street parking lots (Sections 305.2, 305.3)  
Parking garages/ramps  
Personal self-storage facilities  
Personal services  
Private clubs  
Professional services  
Public/semipublic uses (Section 205.3)  
Radio and television broadcasting  
Research laboratories (Section 305.23)  
Retail business  
Service garage (Sections 305.2, 305.4)

Short-term rental (Section 305.49)

Signs/outdoor advertising

Stations and studios

Tattoo parlors

Theaters

Used car sales lot

Video rental

(b) Special exceptions.

Business uses similar to permitted uses in this district not otherwise specified (Section 305.32)

Commercial/industrial wind energy systems (Section 305.45)

Small wind energy systems (Section 305.45)

Wireless communication facilities (Section 305.37)

(c) Conditional uses.

Adult bookstore (Section 305.33)

Adult live entertainment (Section 305.33)

Adult mini motion-picture theater (Section 305.33)

Adult motion-picture theater (Section 305.33)