

FOR LEASE

OFFICE & MIXED-USE SPACE

Northgate Commons | 1700 Peach Street | Erie, PA 16501



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



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PROPERTY HIGHLIGHTS

- Now Leasing At Northgate Commons
- In The Heart Of Downtown Erie
- 7,376± SF Office Suite
- 8,135± SF Mixed-Use Shell Space
- 10,500± SF Office Suite
- Interactive Floor Plans Available
- Will Sub-Divide For Office Or Mixed-Use Space
- Part Of A 165,831± 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



FOR MORE INFORMATION PLEASE CONTACT

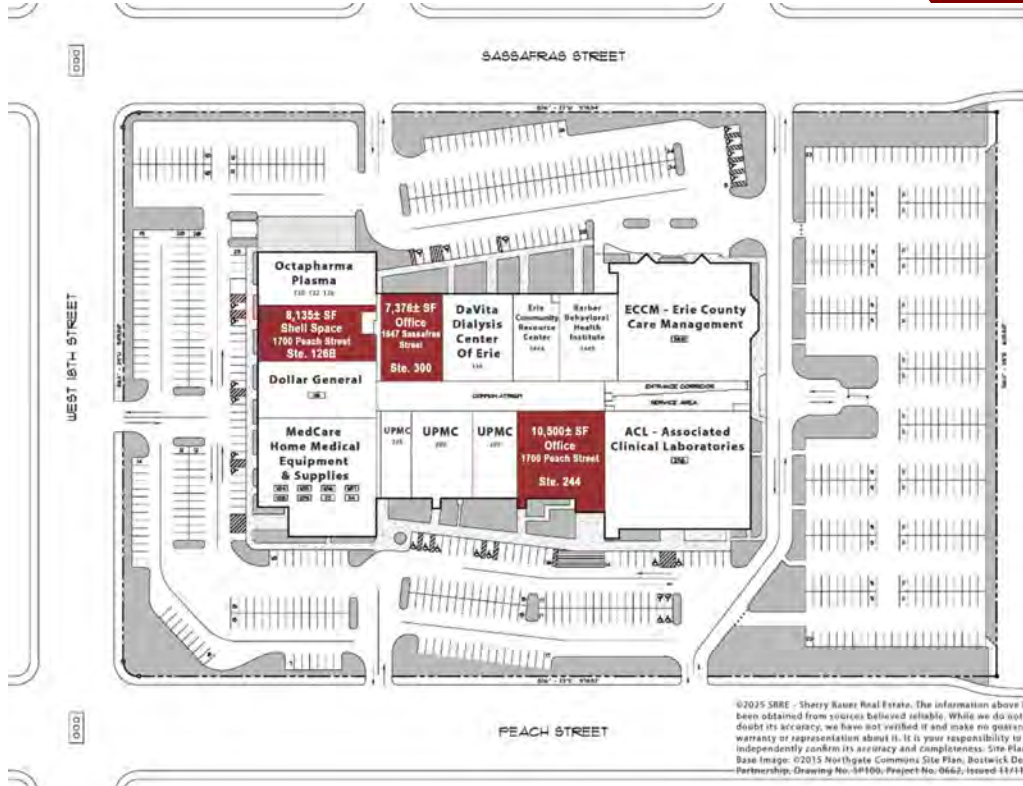
Sherry Bauer
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SBRE

OFFICE & MIXED-USE SPACE

For Lease | Northgate Commons | 1700 Peach Street | Erie, PA 16501



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,376 - 10,500 SF	Lease Rate:	\$9 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	DESCRIPTION
■ 1647 Sassafras Street, Suite 300	7,376 SF	7,376± SF office suite now available for lease at Northgate Commons in the heart of downtown Erie, PA. Located between Octapharma Plasma & DeVita Dialysis. Waiting area, reception, 22 offices, open workspace, conference room, 2 break rooms, supply room & 2 restrooms. Space features 74' frontage with windows for natural light. Interactive floor plan available. Will sub-divide for office or mixed-use space. Offered at \$9.00/SF/YR – NNN. CAM/NNN estimated at \$5.00/SF/YR. Tenant pays approximately \$8,605/month (Rent + CAM/NNN) + utilities.
■ 1700 Peach Street, Suite 126B	8,135 SF	8,135± SF mixed-use shell space now available for lease at Northgate Commons in the heart of downtown Erie, PA between Octapharma Plasma & Dollar General. Lobby, large open area, 3 ADA restrooms, 3 private offices, and 14' ceilings. C-2 zoning allows for many potential uses: retail, restaurant, office, etc. Interactive floor plan available. Will sub-divide for office or mixed-use space. Offered at \$9.00/SF/YR – NNN. CAM/NNN estimated at \$5.00/SF/YR. Tenant pays approximately \$9,491/month (Rent + CAM/NNN) + utilities.
■ 1700 Peach Street, Suite 244	10,500 SF	10,500± SF office suite now available for lease at Northgate Commons in the heart of downtown Erie, PA. Between UPMC & ACL. Waiting area, reception, 12+ offices, open workspaces, conference room, IT room, break room & 3 restrooms. Space features 100' frontage with windows and skylights for natural light. Interactive floor plan available. Will sub-divide for office or mixed-use space. Offered at \$9.00/SF/YR – NNN. CAM/NNN estimated at \$5.00/SF/YR. Tenant pays approximately \$12,250/month (Rent + CAM/NNN) + utilities.

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FOR LEASE

7,376± SF OFFICE SUITE

1647 Sassafras Street, Suite 300 | Erie, PA 16501



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PROPERTY HIGHLIGHTS

- 7,376± SF Office Suite For Lease
- In The Heart Of Downtown Erie At Northgate Commons
- Waiting Area, Reception, 22 Offices, Open Workspace, Conference Room, 2 Break Rooms, Supply Room & 2 Restrooms – 74' Frontage
- Interactive Floor Plan Available
- Will Sub-Divide For Office Or Mixed-Use Space
- Part Of A 165,831± 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
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CAM/NNN Estimated At \$5.00/SF/YR
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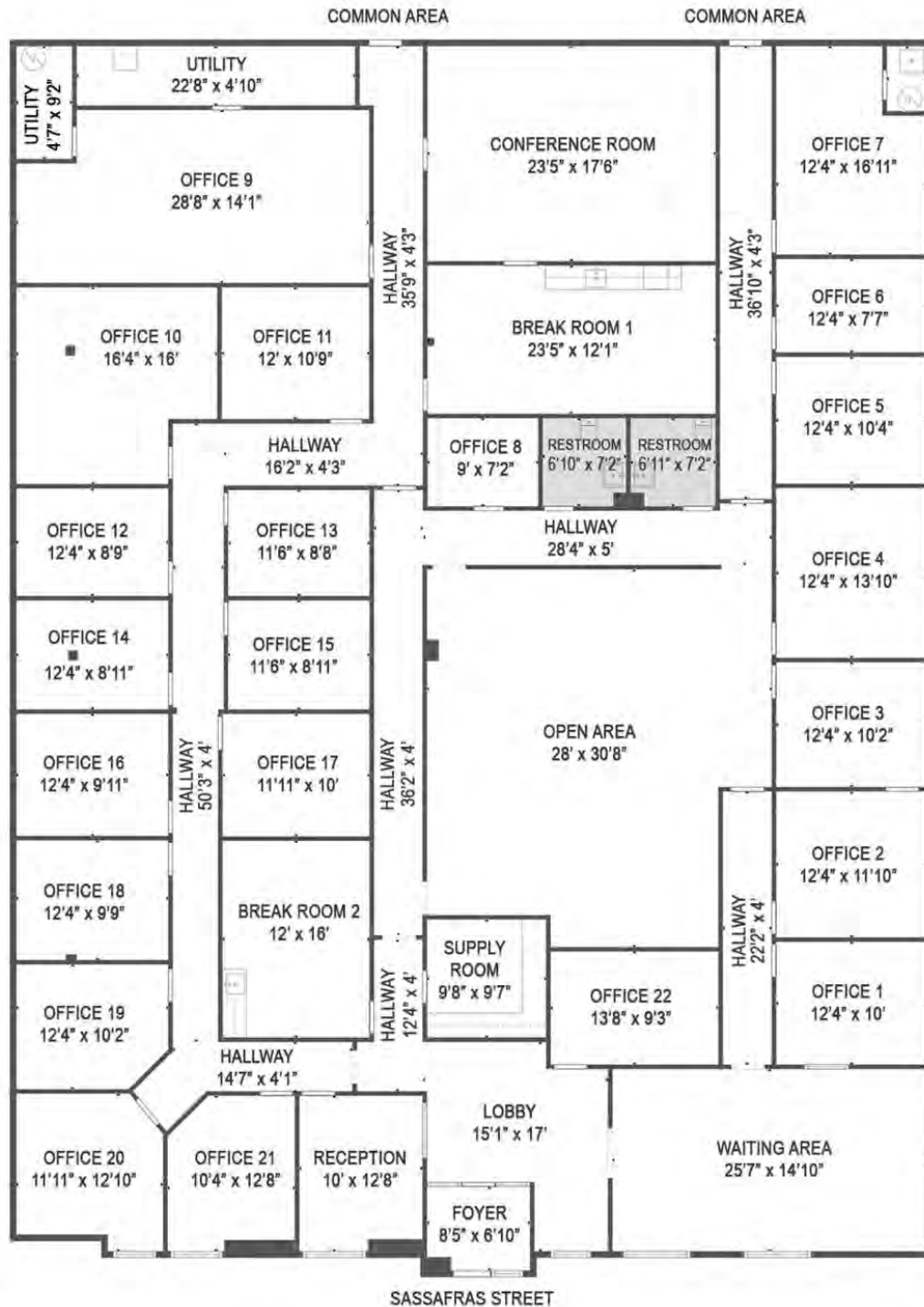
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7,376± SF OFFICE SUITE

For Lease | 1647 Sassafras Street, Suite 300 | Erie, PA 16501



7,376± SF Gross Rentable Area | 7,246± SF Gross Internal Area

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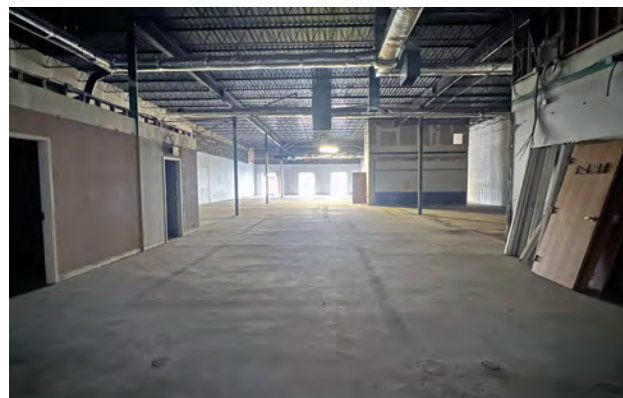
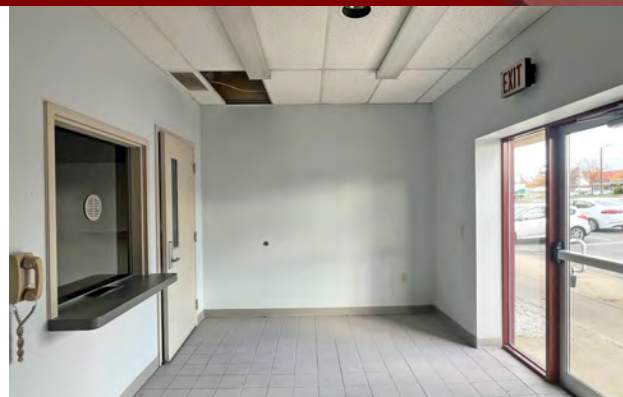
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FOR LEASE

8,135± SF MIXED-USE SHELL SPACE

1700 Peach Street, Suite 126B | Erie, PA 16501



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\$9.00 SF/YR
(NNN)



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PROPERTY HIGHLIGHTS

- 8,135± SF Mixed-Use Shell Space For Lease
- In The Heart Of Downtown Erie At Northgate Commons
- Current Layout Includes Lobby, Open Area, 3 Offices, Utility Room & 3 ADA Restrooms With 14' Ceilings
- Interactive Floor Plan Available
- Will Sub-Divide
- Part Of A 165,831± 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
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- Offered At \$9.00/SF/YR-NNN
CAM/NNN Estimated At \$5.00/SF/YR
Approx. \$9,491/Month (Rent + CAM/NNN) + Utilities

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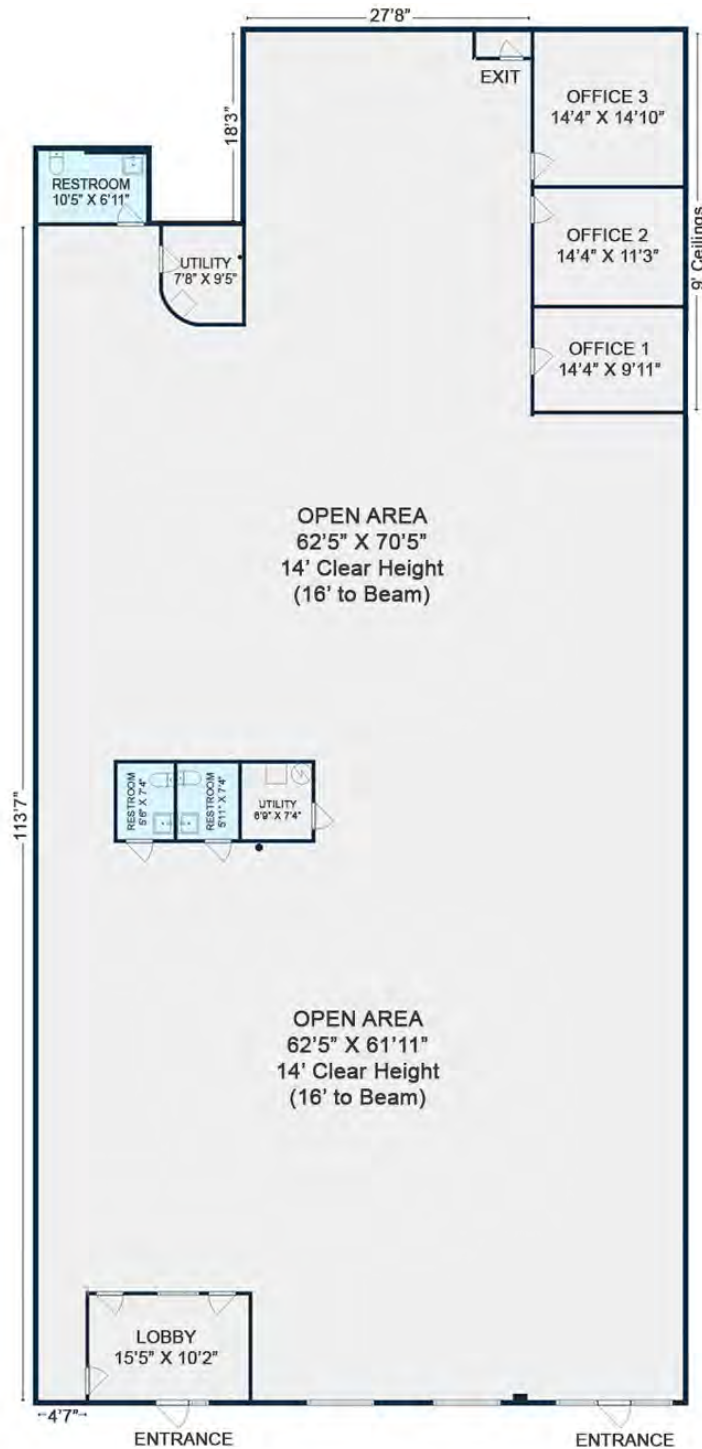
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8,135± SF MIXED-USE SHELL SPACE

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8,135± SF Gross Rentable Area

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FOR LEASE

10,500± SF OFFICE SUITE

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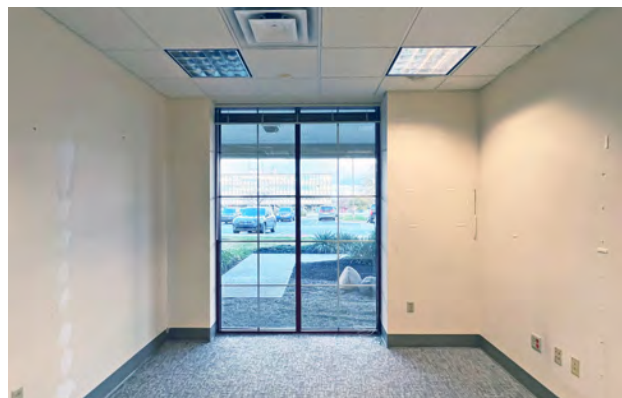
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PROPERTY HIGHLIGHTS

- 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
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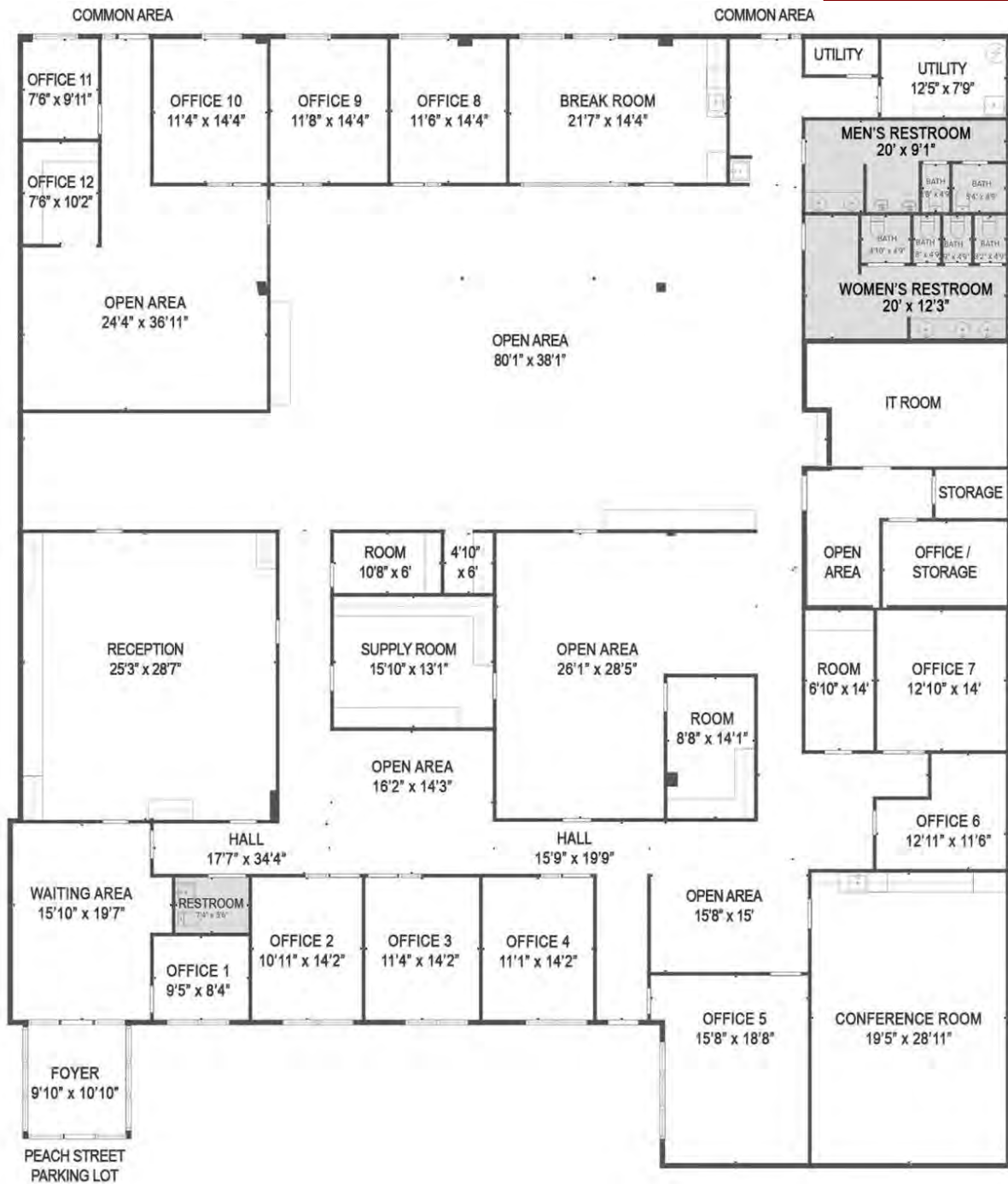
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10,500± SF OFFICE SUITE

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

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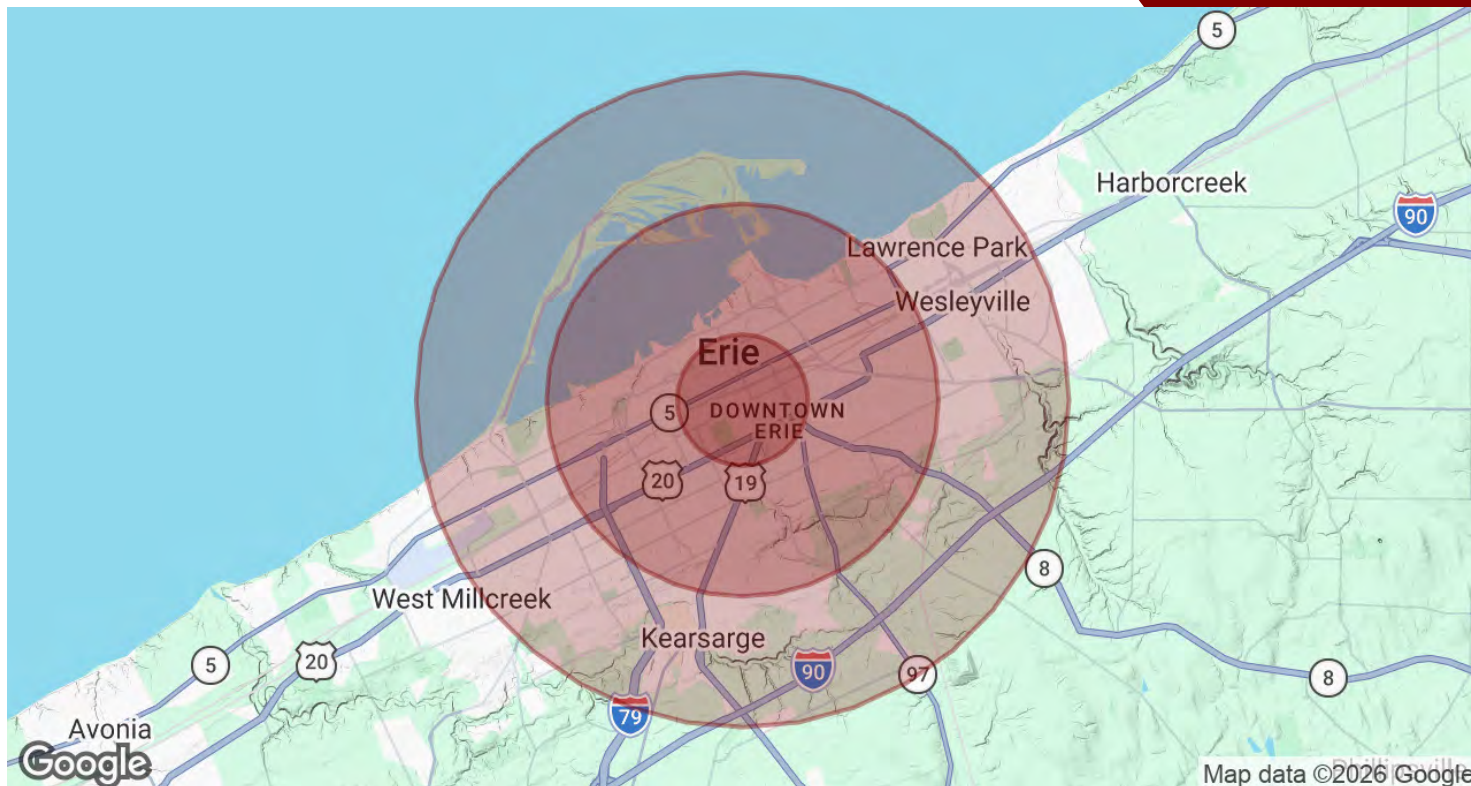
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MIXED-USE SPACE FOR LEASE

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SBRE
SHERRY BAUER REAL ESTATE SERVICES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,941	96,974	147,975
Average Age	37	39	41
Average Age (Male)	37	38	40
Average Age (Female)	37	40	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,425	40,337	62,587
# Of Persons Per HH	2.4	2.4	2.4
Average HH Income	\$43,285	\$61,134	\$69,602
Average House Value	\$100,640	\$132,109	\$159,486

2020 American Community Survey (ACS)

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