

FOR LEASE

1,452± SF OFFICE SUITE

Edgewood Place | 3123 W. 12th Street, Suite C | Erie, PA 16505



OFFERED AT:
\$12.00/SF/YR
+ CAM
+ UTILITIES

PROPERTY HIGHLIGHTS

- 1,452± SF Office Suite For Lease - Move-In Ready!
- New Synthetic Flooring & Neutral Paint Throughout
- Waiting Area & Reception Office With Window
- 4 Private Offices Including Large Office With En-Suite Restroom
- ADA Restroom & Storage Closet
- Floor Plan Available
- Excellent Signage & Visibility
- 14,000 Average Daily Traffic Along W. 12th Street (PennDOT - 2024 Count Year)
- Abundant Parking In ±42-Car Private Lot
- Zoned MU-2 Corridor Mixed Use (Millcreek Township)
- Join Pearson Professional Center & Trilogy Wellness
- Offered at \$12.00/SF/YR + CAM + Utilities
- CAM Estimated At \$4.03/SF/YR Based On 2025
- Tenant Pays Approximately \$1,940/Month (Base Rent & CAM) + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=ruc3qxGddcD>



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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

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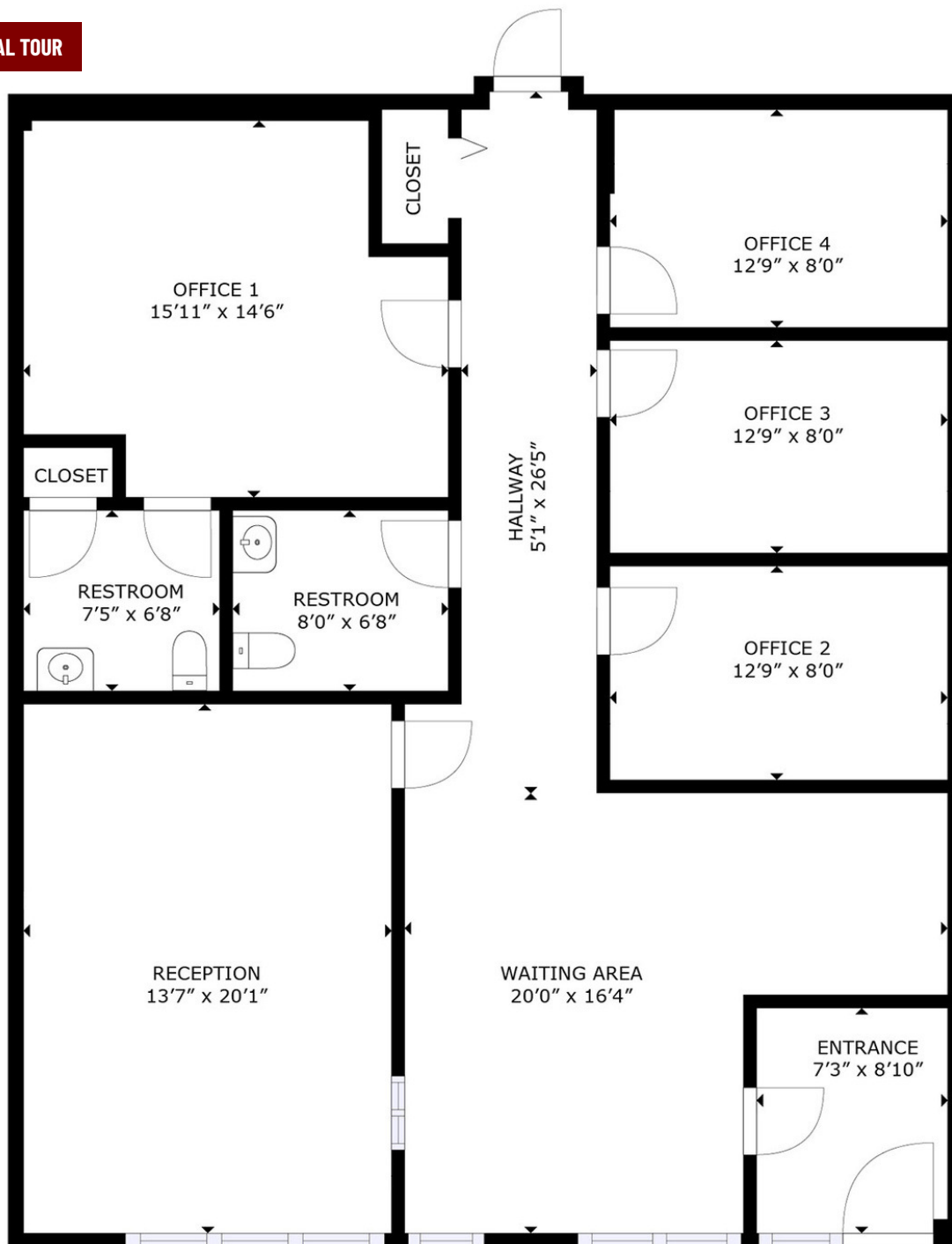
SBRE

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SBRE
SHERRY BAUER REAL ESTATE SERVICES

360° VIRTUAL TOUR



1,452± SF Gross Rentable Area. Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality. ©2026 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: ©2026 Matterport.

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