

FOR LEASE

7,376± SF OFFICE SUITE

1647 Sassafras Street, Suite 300 | Erie, PA 16501



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



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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
- 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. \$8,605/Month (Rent + CAM/NNN) + Utilities

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

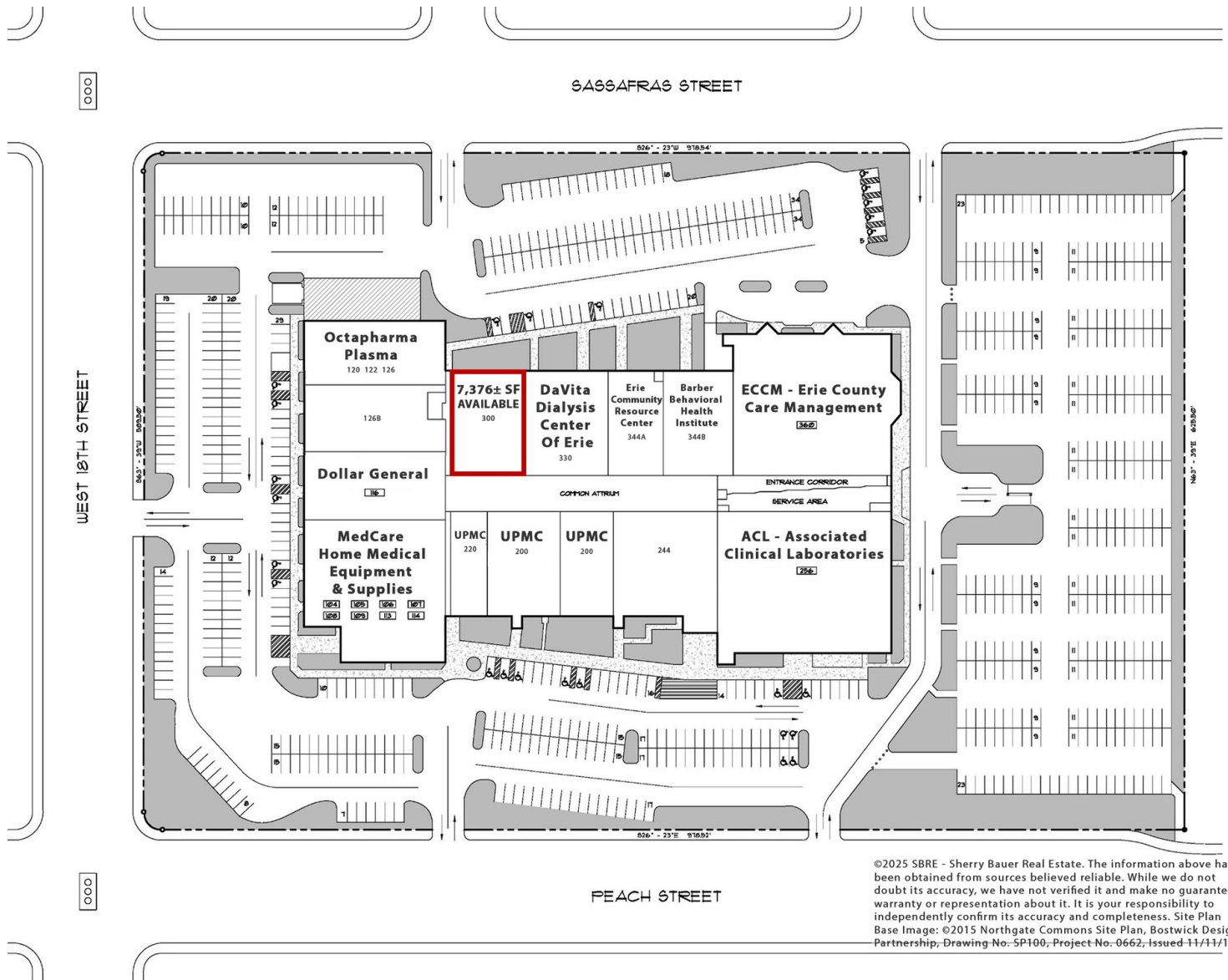
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SBRE

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SBRE
SHERRY BAUER REAL ESTATE SERVICES



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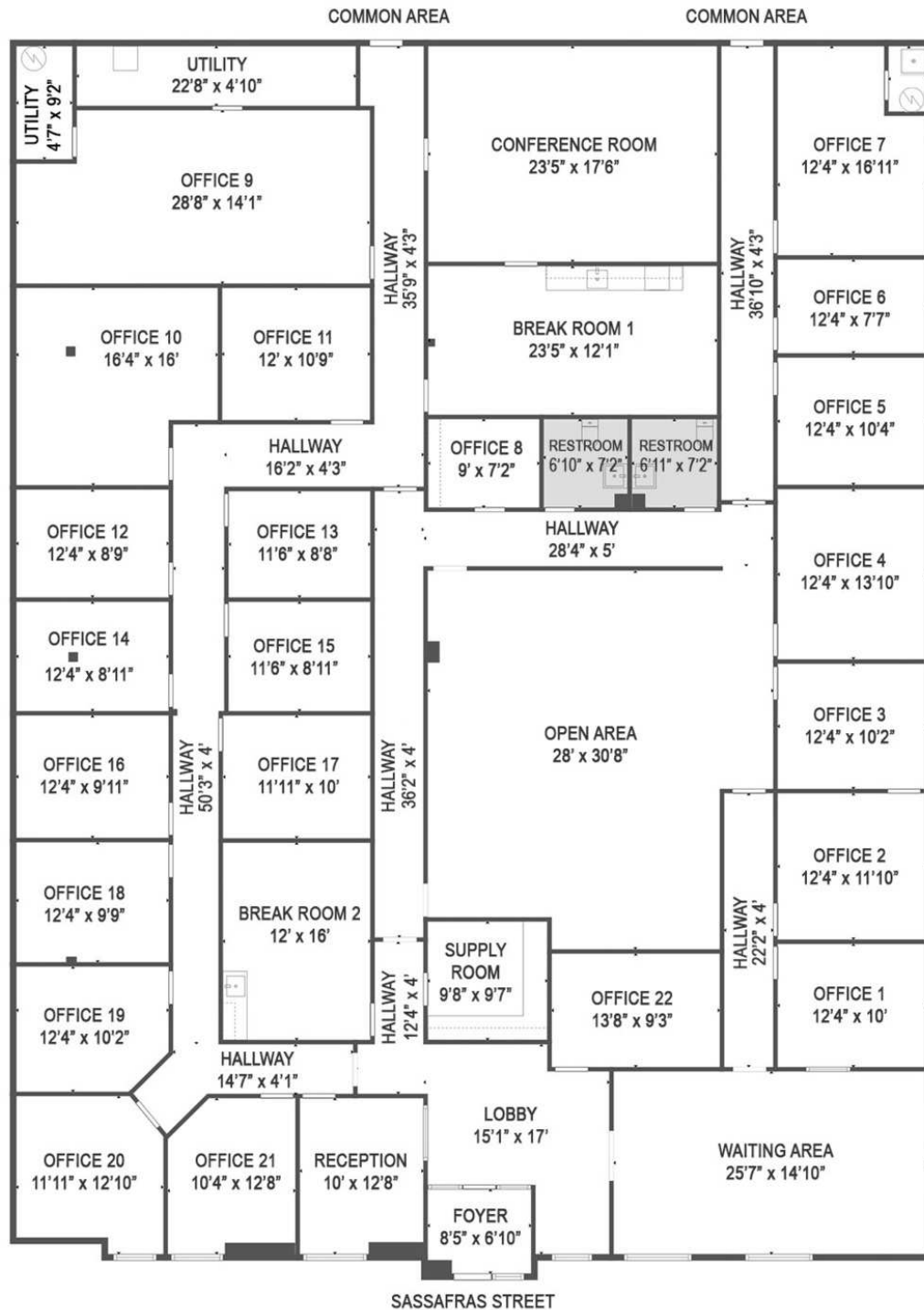
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7,376± SF Gross Rentable Area | 7,246± SF Gross Internal Area

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.

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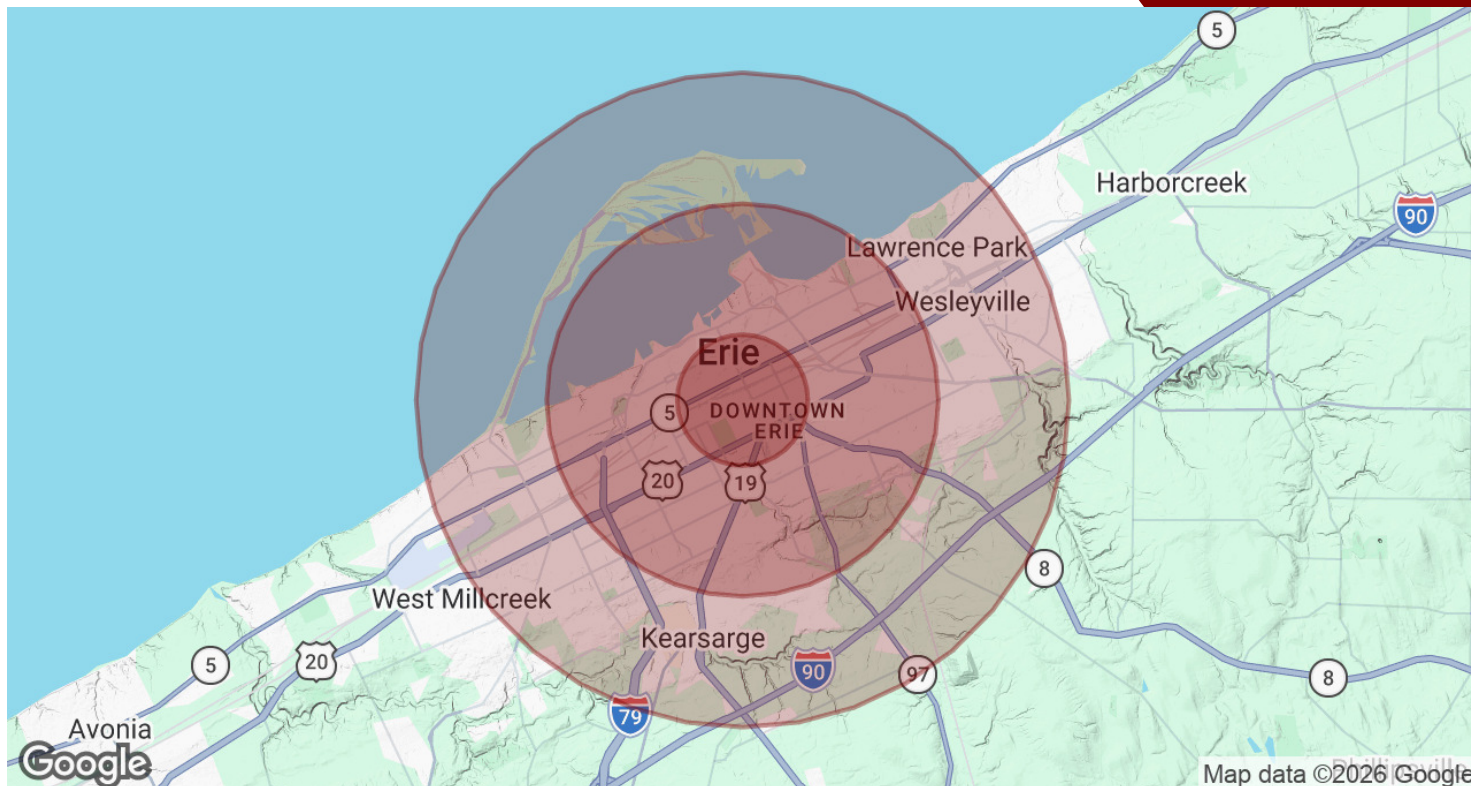
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MIXED-USE SPACE FOR LEASE

For Lease | 1700 Peach Street | Erie, PA 16501

SBRE
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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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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)