

FOR LEASE

2,152± SF OFFICE SUITE

4402 Peach Street, Suite 1 | Erie, PA 16509



OFFERED AT:
\$2,995/MONTH
(\$16.70/SF/YR)
+GAS+ELECTRIC



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PROPERTY HIGHLIGHTS

- 2,152± SF Office Suite On Peach Street
- Available November 2026
- Private Entrance, Waiting Area & Reception
- 6 Private Offices – 5 With Windows For Natural Light
- Conference Room, Break Room & 2 Restrooms
- Floor Plan Available
- Shared Restrooms & Abundant, Free Off-Street Parking
- Excellent Visibility With Signage Along Peach Street With 19,000 Average Daily Traffic Along Peach Street (AADT PennDOT 2024 Count Year)
- Along Greater Erie's Major Retail/Service Corridor Near LECOM & The Millcreek Mall Complex
- Just 2.4 Miles From I-79 & 3.3 Miles From I-90
- Join Dr. DiBacco, All About You Counseling, Beltone Hearing Center, CM Massotherapy, Lincoln Investments & Sweetly Salvaged Vintage At The Foot & Ankle Center
- Up To 3,028± SF Office Space Available
- Offered At \$1,219/Month (\$16.70/SF/YR) Plus Gas & Electric

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

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SBRE

2,152± SF OFFICE SUITE

For Lease | 4402 Peach Street, Suite 1 | Erie, PA 16509

4402 Peach Street, Suite 1 - Erie, PA 16509



2,152± SF Gross Internal Area

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

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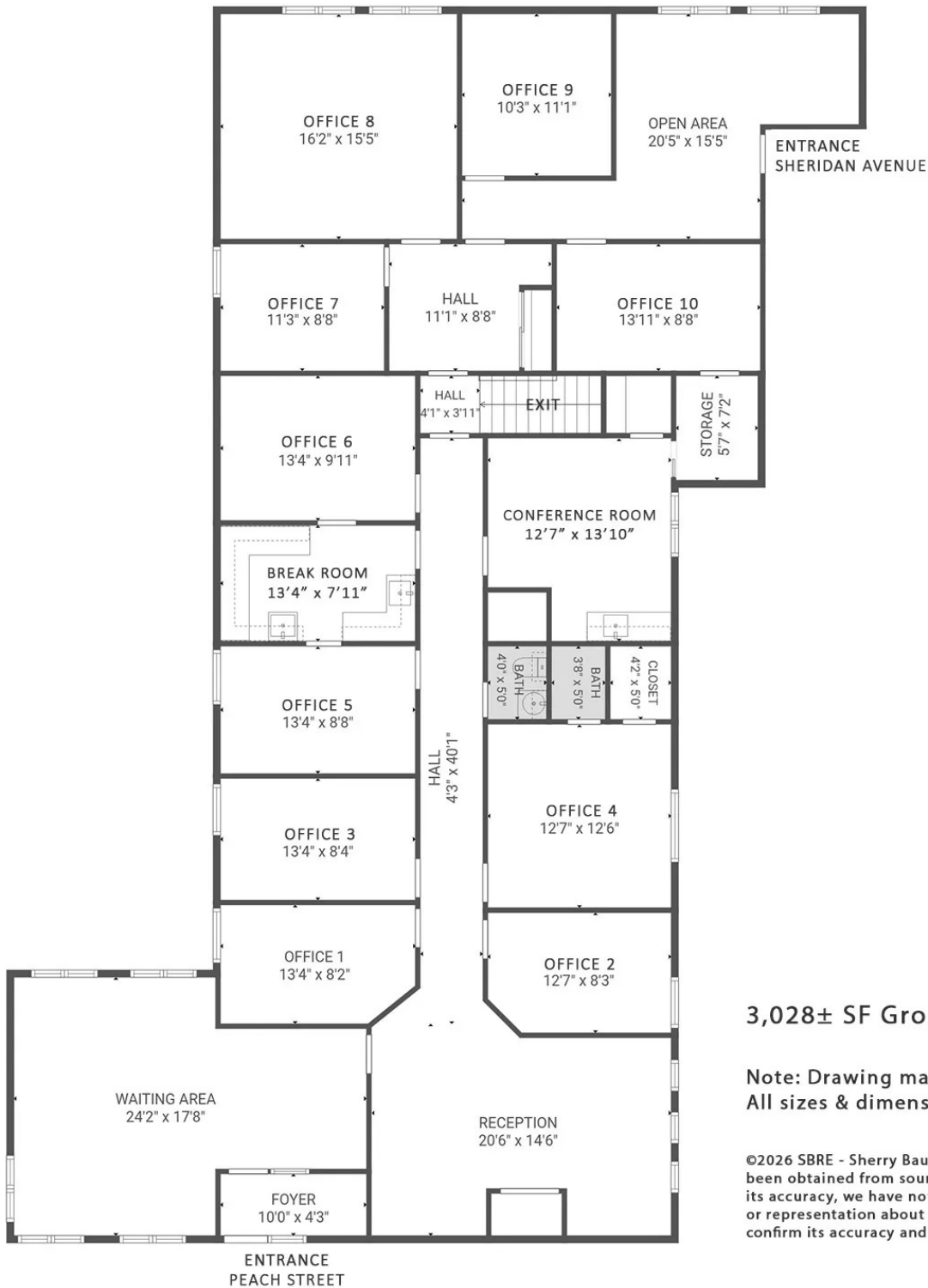
www.sherrybauerrealestate.com

UP TO 3,028± SF OFFICE AVAILABLE

For Lease | 4402 Peach Street, Suite 1 & 3 | Erie, PA 16509



Scan To Tour



3,028± SF Gross Internal Area

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