

FOR LEASE

876± SF OFFICE SUITE

4402 Peach Street, Suite 3 | Erie, PA 16509

**876± SF Office Suite
FOR LEASE**



OFFERED AT:
\$1,219/MONTH
(\$16.70/SF/YR)
+GAS+ELECTRIC



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PROPERTY HIGHLIGHTS

- 876± SF Second Floor Office Suite
- Freshly Painted & Move-In Ready
- Large Private Waiting Area, Reception, 3 Private Offices & Storage Closet
- Windows In 4 Of 6 Rooms To Exterior Or Common Area For Natural Light
- 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

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876± SF Gross Internal Area

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

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