

FOR LEASE

360± SF OFFICE SUITE

2800 W. 21st Street, Suite 412 | Erie, PA 16506



OFFERED AT:
\$15.50/SF/YR
(\$465/MONTH)
FULL SERVICE

PROPERTY HIGHLIGHTS

- 360± SF Single-Room Office Suite
- Approximately 17'6" x 19'9" with 8'10" Ceilings
- Shared Waiting Area, Conference Room & Break Room
- Abundant Free Parking
- Signage Opportunities & Fiber Optic Internet Available
- Located Just East of Peninsula Drive
- In Proximity to Major Thoroughfares
- Less Than 1 Mile from I-79 at Exit 182
- Offered at \$465/Month (\$15.50/SF/YR) All Utilities

Included - Tenant Pays for Desired Phone/Internet

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FOR MORE INFORMATION PLEASE CONTACT

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SBRE

OFFICE & INDUSTRIAL SPACE FOR LEASE

For Lease | 2800 W. 21st Street | Erie, PA 16506



AVAILABLE SPACES

SUITE	SIZE	RATE	DESCRIPTION
■ Suite 412	360 SF	\$495 per month	360± SF single-room office suite with all-inclusive rental rate available for lease. Suite is approximately 17'6" x 19'9" with 8'10" ceilings. Located near the 2840 W. 21st Street entrance. Offered at \$495/month (\$16.50/SF/YR) plus desired internet/phone.
■ Suite 523	505 SF	\$575 per month	505± SF heated warehouse / storage space for lease with all-inclusive rental rate. Suite is approximately 20'8" x 24'7". Accessible through a shared breakroom with corridor accommodating carts or dolly traffic. Pallet jacks and forklifts cannot be used to deliver palletized goods to suite - carts or dollies only. Close to shared shipping & receiving area with drive-in overhead door, truck dock & shared forklift, pallet jacks & carts. Located near the 2022 Filmore Avenue entrance. Offered at \$575/month (\$13.66/SF/YR) + phone/internet.

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