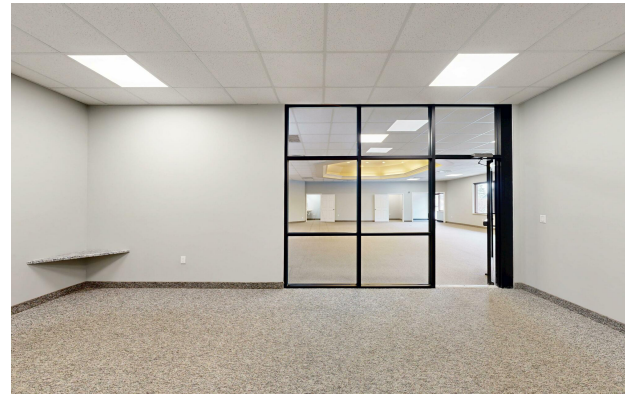


FOR LEASE

2,303± SF MIXED-USE SPACE

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



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

PROPERTY HIGHLIGHTS

- 2,303± SF Mixed-Use Space For Lease
- Mostly Open Floor Plan
- Spacious Office (11' x 20') Overlooking Open Area
- 1 - 2 Restrooms & Storage Rooms
- Mechanical Room With Washer Hook-Up
- Excellent Signage & Visibility
- 14,000 Average Daily Traffic Along W. 12th Street (PennDOT - 2024 Count Year)
- Abundant Parking In Private Lot
- Zoned MU-2 Corridor Mixed Use (Millcreek Township)
- Join Pearson Professional Center, Trilogy Wellness & More At Edgewood Place
- Up To 3,755± SF Available
- Offered At \$12.00/SF/YR + CAM + Utilities
- CAM Estimated At \$4.03/SF/YR Based On 2025
- Tenant Pays Approximately \$3,076/Month (Base Rent + CAM) + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=Y7xihQSJfh4>



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SBRE

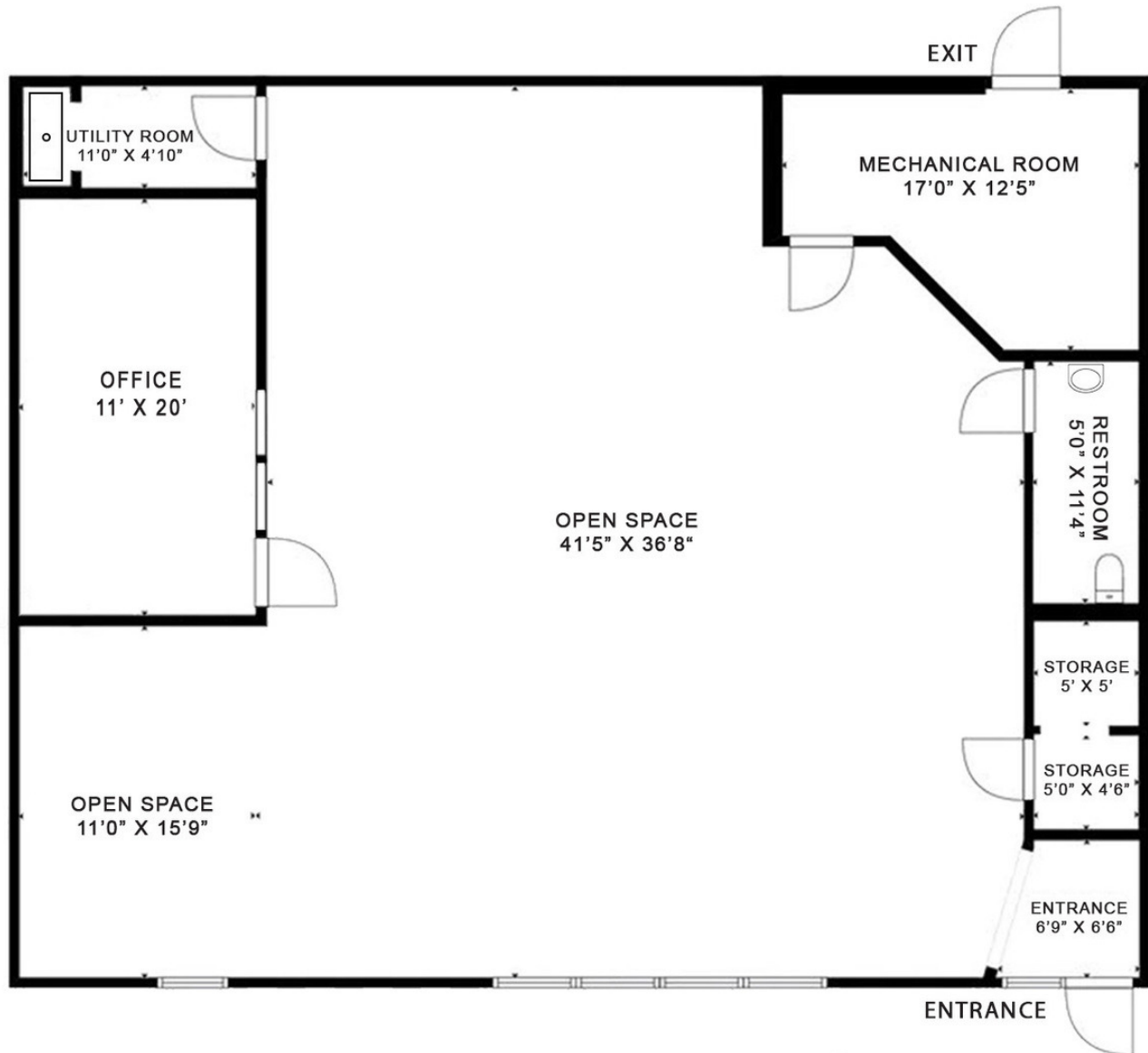
2,303± SF MIXED-USE SPACE

For Lease | 3123 W. 12th Street, Suite B | Erie, PA 16505

360° VIRTUAL TOUR

Floor Plan - Suite B

Edgewood Plaza | 3213 West 12th St. | Erie, PA



2,303± SF Gross Rentable Area

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

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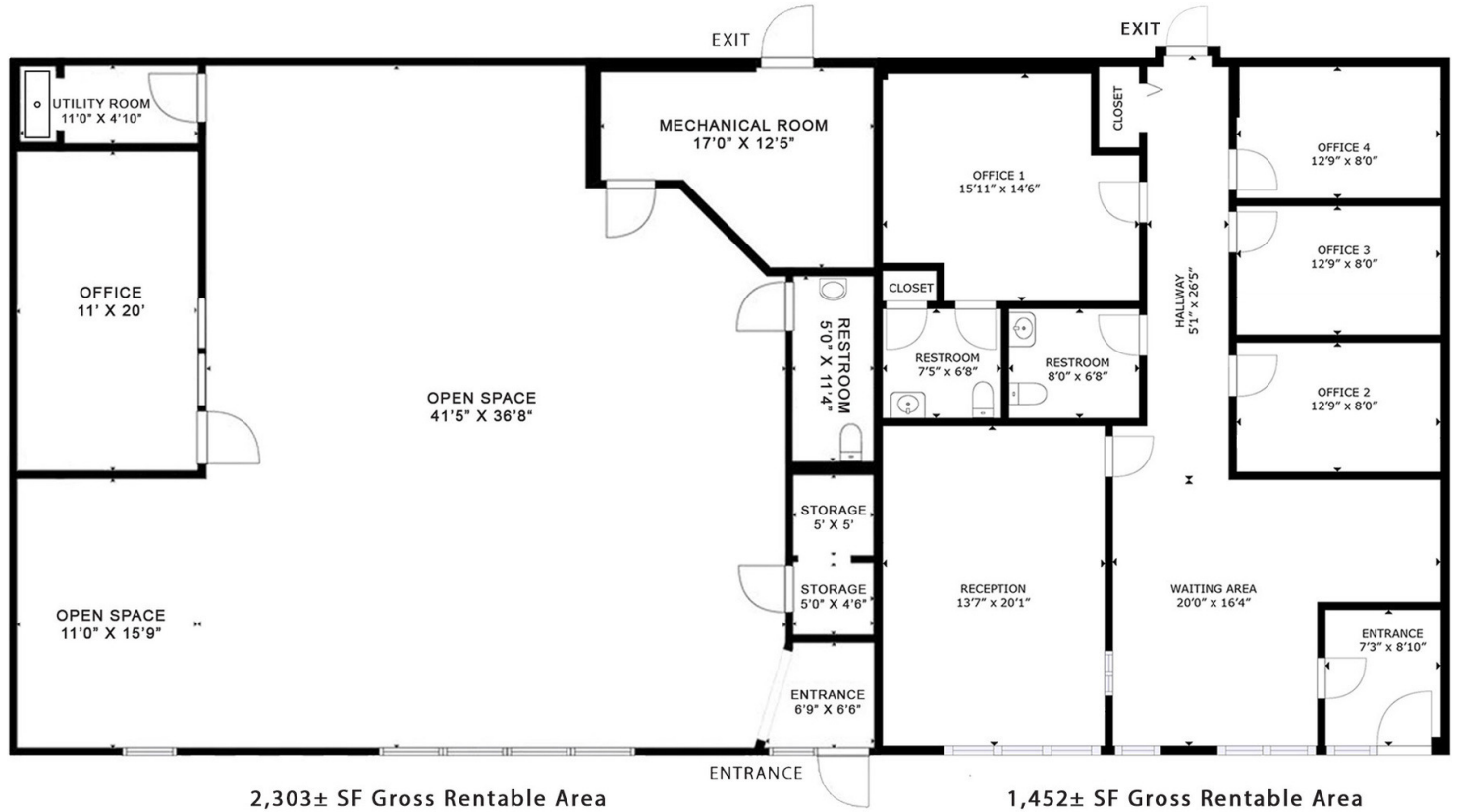
www.sherrybauerrealestate.com

UP TO 3,755± SF MIXED-USE SPACE

For Lease | 3123 W. 12th Street, Suite B & C | Erie, PA 16505

Floor Plan - Suite B & C

Edgewood Plaza | 3213 West 12th St. | Erie, PA



3,755± SF Combined Gross Rentable Area

Note: Drawing may not be to scale.

All sizes & dimensions are approximate.

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