LEASING INFO FOR

# IRONWORKS SQUARE




## The momentum is here. The last suites are open.

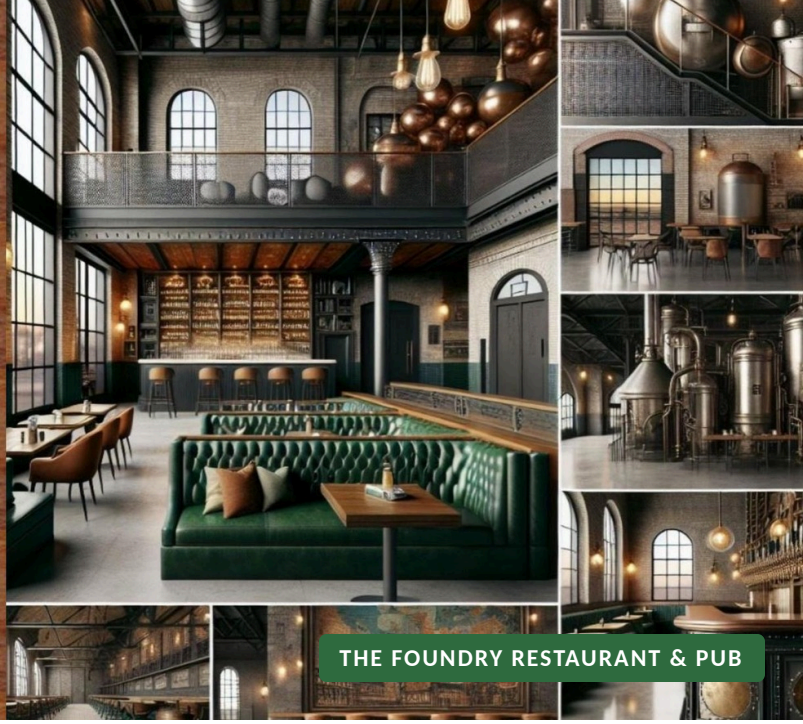
We welcome anchor tenants,

**Knox Law Firm** and **The Foundry Restaurant & Pub**

ecrda Erie County Redevelopment Authority

**West 12th and Cherry streets**
Erie, PA · October 2026

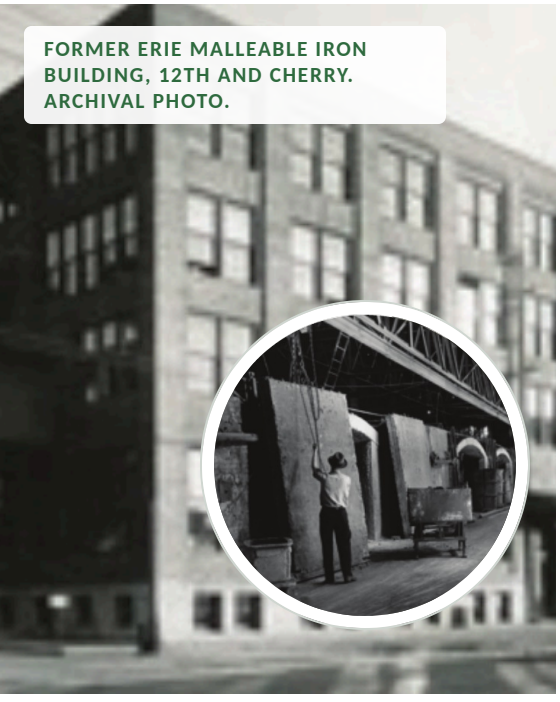



A SALUTE TO ERIE'S ROOTS

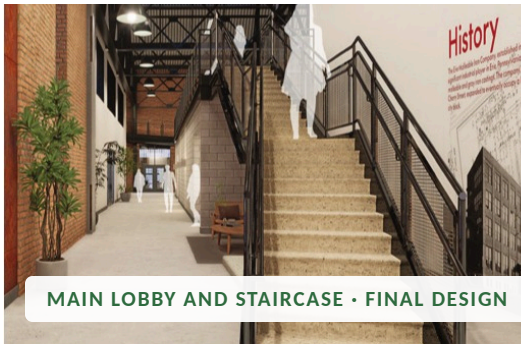
# Where our industrial past meets Erie's innovative, knowledge-based future.

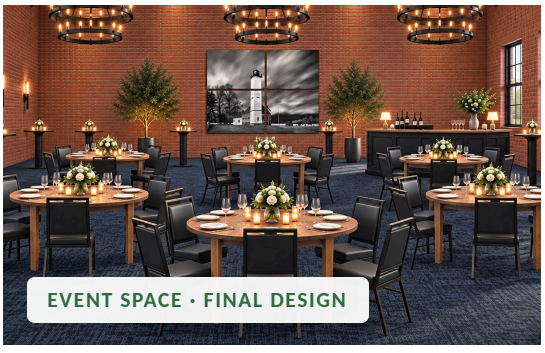
Ironworks Square began as the Erie Malleable Iron building, part of the manufacturing heritage that made Erie. Today those same brick-and-steel bones are re-envisioned for a different kind of work: professional services and the knowledge-based businesses shaping Erie's next chapter. Anchor tenants Knox Law Firm and The Foundry Restaurant & Pub have already chosen Ironworks Square. The industrial grit is still here. However, it is now the foundation for what comes next.









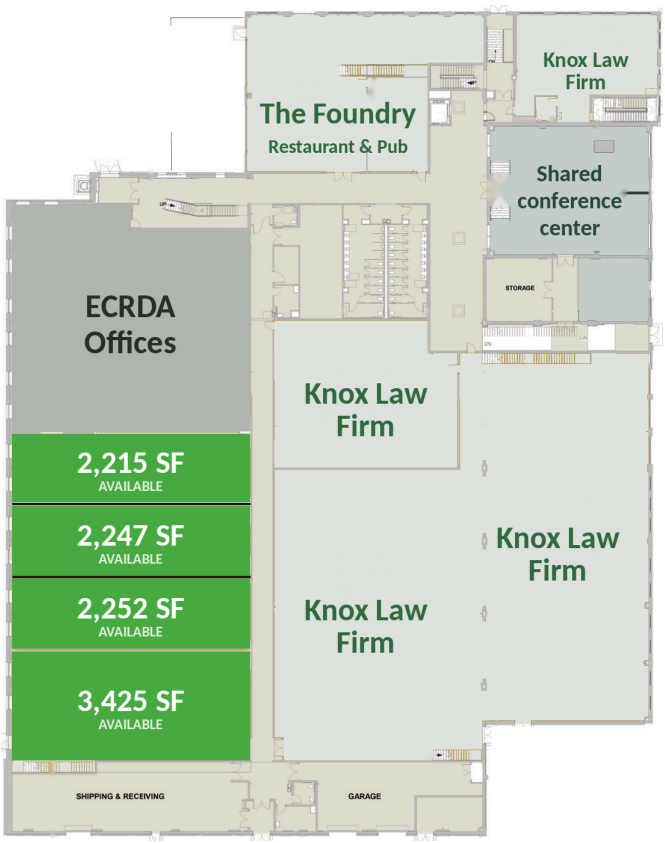




- Conference and event space
- On-site restaurant and pub
- Ample free parking
- Manicured outdoor space

STILL AVAILABLE

# Zone E: four suites, 10,139 SF




First-floor key plan, not to scale. Second-floor mezzanine not shown.

| ZONE E SUITE | SIZE |
|---|---|
| Suite 1, business | **2,215 SF** |
| Suite 2, business | **2,247 SF** |
| Suite 3, business | **2,252 SF** |
| Suite 4, business | **3,425 SF** |
| **Total available** | **10,139 SF** |

- Spaces are flexible and can be adjusted or modified to meet tenant requirements.
- The Foundry and the shared conference and event space are on site for tenant use.

- Available: Zone E, four suites
- ECRDA offices
- Shared conference center
- Knox Law Firm and The Foundry

## LOCATION AND LOGISTICS

- Zoned for commercial business and industrial manufacturing
- High-visibility, high-traffic location
- Convenient access to I-79, I-90 and Erie's Bayfront Parkway

## FINANCIAL INCENTIVES

- Located in a Federal Opportunity Zone, a Keystone Opportunity Zone and a City Revitalization and Improvement Zone
- 10-year LERTA (Local Economic Revitalization Tax Assistance)

## TO LEARN MORE, CONTACT

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Availability at time of publication, October 2026. Renderings marked Concept are conceptual and subject to change.