



Garrett Shames

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FOR LEASE



300 STATE STREET | SUITE 200

Turnkey Medical / Professional Office

ERIE, PENNSYLVANIA

4,412 SF

APPROX. SUITE SIZE

\$18.50/SF

NNN ASKING RATE

MOVE-IN READY

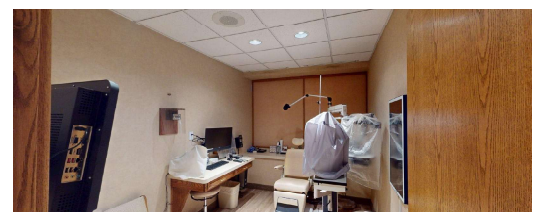
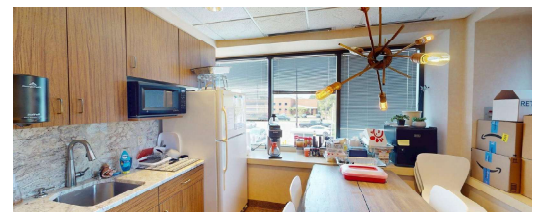
EXISTING BUILDOUT

A RARE TURNKEY OPPORTUNITY

Well-appointed medical or professional office suite with substantial existing improvements already in place. The layout supports an efficient separation of reception, patient/client areas, treatment rooms, administrative functions and staff space - ideal for users seeking to minimize the cost and time of a new buildout.

SPACE HIGHLIGHTS

- Large reception/check-in area and multiple waiting areas
- Numerous private offices and treatment/exam rooms
- Extensive built-in cabinetry, work surfaces and file storage
- Kitchen / staff break area and in-suite restrooms
- Natural light in multiple perimeter rooms
- Ideal for medical, dental, behavioral health, therapy or professional services



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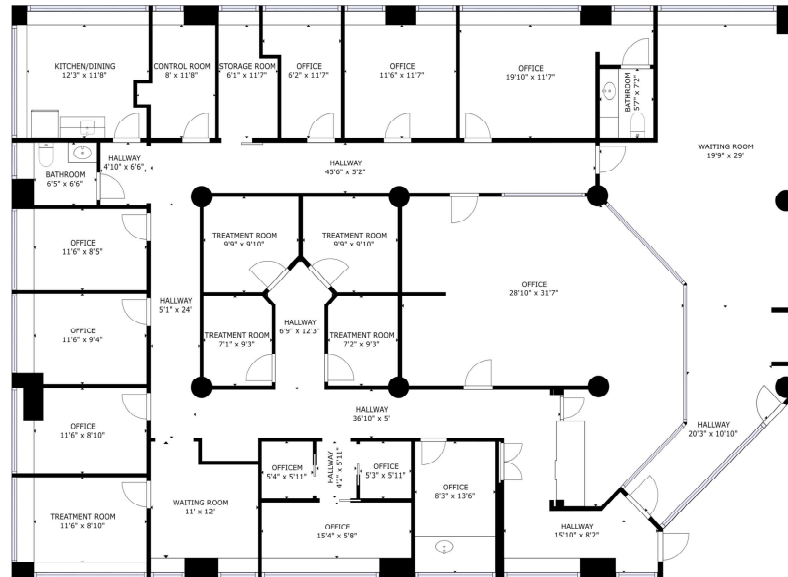
Floor plan + Matterport virtual tour available

Call for tours and leasing information



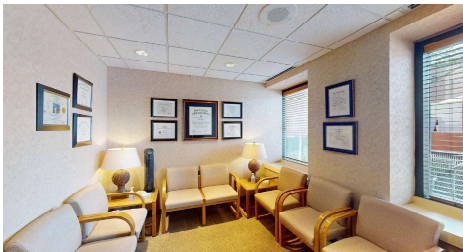
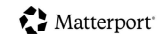
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FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 4412 sq ft
TOTAL: 4412 sq ft

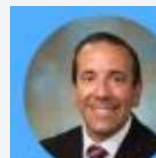
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



VIRTUAL TOUR



Scan to explore the Matterport virtual tour and experience the space before scheduling a showing.



LEASING CONTACT

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