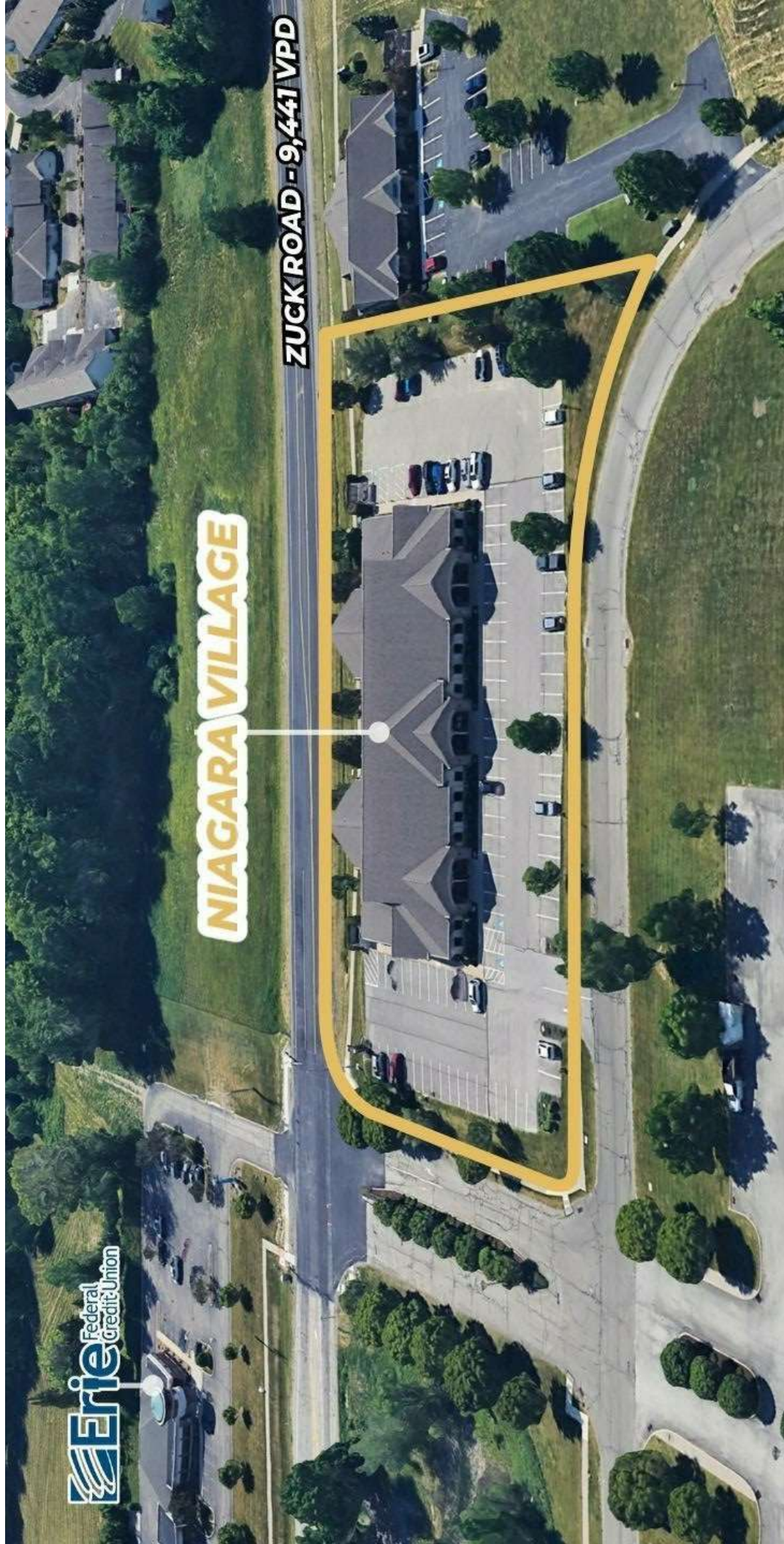


NIAGARA VILLAGE

2540-2564 VILLAGE COMMON DRIVE | ERIE, PA

OFFICE BUILDING FOR LEASE



FOR MORE INFORMATION PLEASE CONTACT

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2 - PROPERTY SUMMARY



PROPERTY DESCRIPTION

2540-2564 Village Common Drive is a professional office complex totaling approximately 18,392 SF within the established Niagara Village Office Park. The multi-tenant building offers a contemporary design, abundant surface parking, and flexible suite configurations. With MU-2 zoning and immediate access to I-79, the property provides an ideal setting for professional, medical, and administrative office users.

PROPERTY HIGHLIGHTS

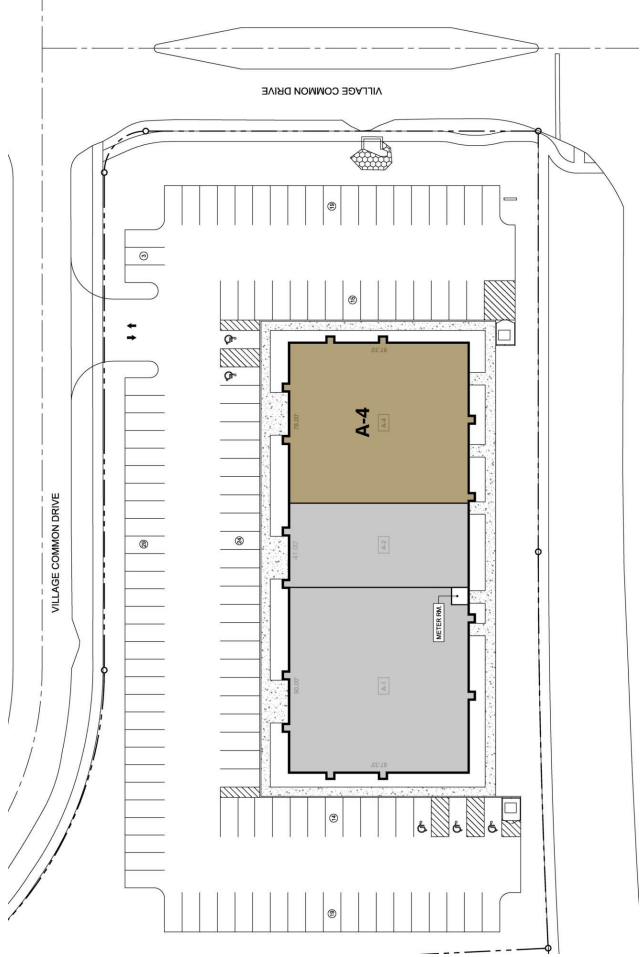
- Convenient access to I-79, I-90, and Millcreek Mall area amenities
- Professional, well-maintained building with modern façade and landscaping
- Ample on-site surface parking for employees and clients
- Surrounded by complementary medical and professional users
- 5-mile population: ±133,000
- Strong daytime employment base in the surrounding trade area

OFFERING SUMMARY

Lease Rate:	Negotiable		
Available SF:	6,895 SF		
Building Size:	18,392 SF		

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,810	25,027	56,548
Total Population	6,121	57,292	133,215
Average HH Income	\$91,518	\$90,644	\$79,611

3 - LEASING PLAN



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,895 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

UNIT	SIZE	TYPE	RATE	DESCRIPTION
■ 2564 Village Common Drive (A-4)	6,895 SF	NNN	Negotiable	Endcap suite totaling ±6,895 SF with prominent frontage and convenient access within Niagara Village Office Park. Features ample on-site parking and excellent visibility. Ideal for professional, medical, or financial office users.
■ 2550 Village Common Drive (A-2)	3,554 SF	-	-	
■ 2540 Village Common Drive (A-1)	7,871 SF	-	-	

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