

# Cross Property Client Full

## Commercial/Industrial Property



MLS#: **178406** Status: **ACT** Area: **2** L/Price: **\$15.75**  
Address: **100 STATE Street Unit#450** O/Price: **\$15.75**  
City: **Erie** Zip: **16507** Type: **CMLLSE**  
Municipality: **Erie**  
Ap LotSz: **0x0** Acreage:  
Co Index: **17-040-045.0-102.10** Zoning: **W-C-2** Zoning 2:  
Co Index 2:

### BUILDING INFORMATION

Total SF: **2427/PLANS** Construc: **MASONRY, STEEL** Yr Built:  
Office SF: Min Rts: #RestRm:  
Leased: **N** #Park/Surf:  
RailSdng: #OverhdDr: #DockLvls:  
Sprnklr: Crane Cap: Ceil Ht:  
Fencing: Pres Use: **Office**  
Site Study: **N** WetInd Stdy: **N** Survey: **N**  
Audio/Video Rcrd Device on Premise: **Yes**

### LEASE INFORMATION

Lease:

### UTILITIES

Heat: **FRCDAIR** Water: **PUBLIC**  
Fuel: Sewer: **PUBLIC**  
A/C: **CENELEC** Amp/Volt/Ph:  
Rmks: **This is a Class-A suite in all respects with fresh finishes and new carpet. Abundant window space with westerly views of the Bay. Base rent is \$15.75 PSF per year. Operating Expenses of \$7.75 PSF. Operating Expenses include common area maintenance, real estate taxes, utilities, insurance, porter service, full HVAC service, elevator service and on-site indoor and surface parking. This is a full-service lease.**

Recording Device Desc: **Security**

Dir: **Located at the corner of the Bayfront Highway and State Street.**

### FINANCIAL INFORMATION

Deposit: **\$3,200** County/Yr: **\$ / 2024** Assessed Value  
School/Yr: **\$ / 2024** Land: **\$0**  
City Twp/Yr: **\$ / 2024** Imprv: **\$0**  
Total Taxes: **\$0** Totl: **\$0**  
Transfer Tax: **N/A** Sellers Disclosure: **N**

Megan Zimmerman

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