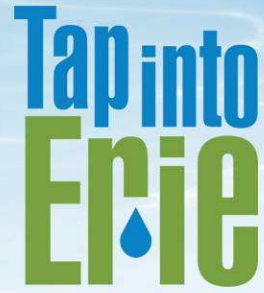


SB3 Office Building

Erie, PA



Top 5 Reasons to Tap Into Erie:

1. \$300 million ongoing investment in water/sewer treatment systems along with 36 million gallons of excess water and sewer capacity
2. 5-year, 40% water discount for all new investments
3. More than 50% of the US population, as well as Canada, is located within a 500-mile radius
4. GE Transportation-global technology leader-is headquartered in Erie, PA
5. More than six million people and over 400,000 college students live within a 90-minute commute



Location	1540 East Lake Road
City/Twp	Erie, PA 16511
Available Space	95,232 SqFt
Space Details: Finished Space	9,106 SqFt — 1st Floor 24,399 SqFt — 3rd Floor 6,908 SqFt — 4th Floor 3,118 SqFt — Separate Building
Space Details: Build-to-Suit	23,569 SqFt - 2nd Floor (contiguous) 14,940 SqFt - 1st Floor 16,310 SqFt - Basement (approx)
Tax Benefits	KOIZ Tax Benefits available through 2018 to qualified businesses
Parking	230 paved parking spaces (500 additional spaces possible)
Security	Complete access control system
Property Condition	Excellent

For more information regarding the *Tap into Erie* initiative contact:

Jake Rouch
Vice President, Erie Regional Chamber
814.454.7191
jrouch@eriepa.com



Contact:

sales@sb3erie.com | 814.528.9100
www.sb3erie.com

SB3 Office Building

Erie, PA



Additional Specifications

Date of Construction	1957—Main Building (1977—27,772 SF 3-story addition) ~1921—separate building
Power	200 amp, 277v for lighting 400 amp, 120/208v for outlet and 3-phase needs 277/480v for 3-phase needs
Teledata	Each floor is equipped with 300 pair copper and one 12 strand 9 micron single mode and one 24 strand 50 micron laser optimized multimode fiber optic cable Building is connected to the Erie Fiber Ring which has direct Fiber connectivity to a number of local internet service providers and offers technological advantages over a traditional service provider Primary connection is a full T1 connection provided by MCI—a 1.5 Mb/s connection. The secondary connection is a fiber connection provided by Velocity.net—a 3.0 Mb/s connection. Both connections provide failover support via BGP to ensure constant connectivity.
Heat	Hot water boiler with base board heating
Sprinkler	Quick response wet system with state-of-the-art, heat responsive, frangible glass bulb design for prompt, precise operation
Ceiling Heights	9' drop ceiling in finished space 14' to deck in unfinished space
Toilet Facilities	Standard and ADA available in common areas Private facilities available in most areas
Location Description	Blocks away from the Bayfront Connector giving direct access to both I-90 and I-79
Zoning	M-2 Heavy Manufacturing
Parcel	9.5 Acres
Green Space	Plenty of green space with an Arboretum



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