



Retail - Service - Office

309 Marginal Way - Portland, Maine

309 MARGINAL WAY Portland, Maine

Retail / Service / Office Space

RETAIL/OFFICE
SPACE

FOR LEASE

Marginal Way
PORTLAND

Desirable Building
On-Site Parking

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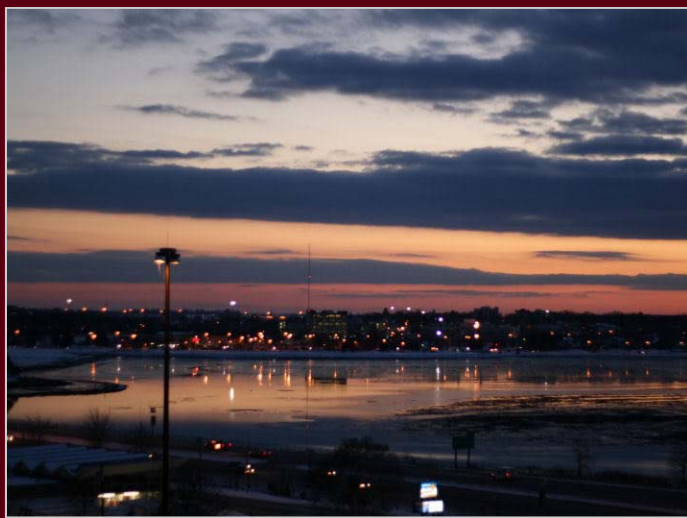
309 Marginal Way

Portland, Maine

Retail/Service/Office

Located in Portland's accessible Back Cove area, 309 Marginal Way offers 4,950 SF of space for retail and/or offices with plenty of off-street and on-site paved parking.

Direct entry, 10 internal and perimeter offices with lots of light and 2 private baths. Other tenants include Empire School of Beauty, Marvin Windows, Maine Public Broadcasting and Play It Again Sports.



DESCRIPTION OF PORTLAND

Portland is Maine's business, financial and retail capital and it's largest city, boasting a metro population of 230,000—a quarter of Maine's residents. Just 1.5 hours from Boston, Portland is a thriving business hub, has New England's largest tonnage seaport, second largest fishing port and second largest oil port on the East Coast. Downtown Portland offers all the amenities of a big city, including nationally recognized arts, retail and restaurant offerings and the world class Portland Museum of Art. Over 3.6 million tourists visit Maine every year, and many are drawn to the chic shopping, dining and entertainment found in Portland's charming historic Old Port.



Just off I-295 and Route 1



PROPERTY OVERVIEW

ADDRESS:	309 Marginal Way Portland, Maine
LANDLORD:	Southern Maine Properties
TOTAL BUILDING SF:	31,056 ± SF
ZONE:	B-5, Urban Commercial Business
LAND AREA:	1.55 acres
BUILT:	1955
STORIES:	1
EXTERIOR:	Brick/concrete block
SPRINKLER:	Wet System
PARKING:	On site paved parking in common with other tenants.

LEASING SUMMARY

SPACE:	4,950± SF
INTERIOR:	Flexible Floor Plan
FLOORING:	Carpet
LIGHTING:	Fluorescent
UTILITIES:	Public water and sewer
HVAC:	New individual gas-fired rooftop units.
LEASE RATE:	\$13.50 PSF NNN
NNN EXPENSES:	Estimated \$3.75/SF

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