

FOR LEASE

Office Space

2,725± SF | \$16.00/SF MG



1 Madison Street, South Portland

Property Highlights

- 2nd floor office space
- Exclusive use restroom & kitchenette
- Available immediately
- Move in condition
- Professionally managed property



Property Description

We are pleased to offer for lease 2,725± SF of second floor office space. 1 Madison Street is located off Broadway just before Bug Light Park in a convenient South Portland location on the Eastern Trail. Landlord will renovate to suite tenant's specific needs.



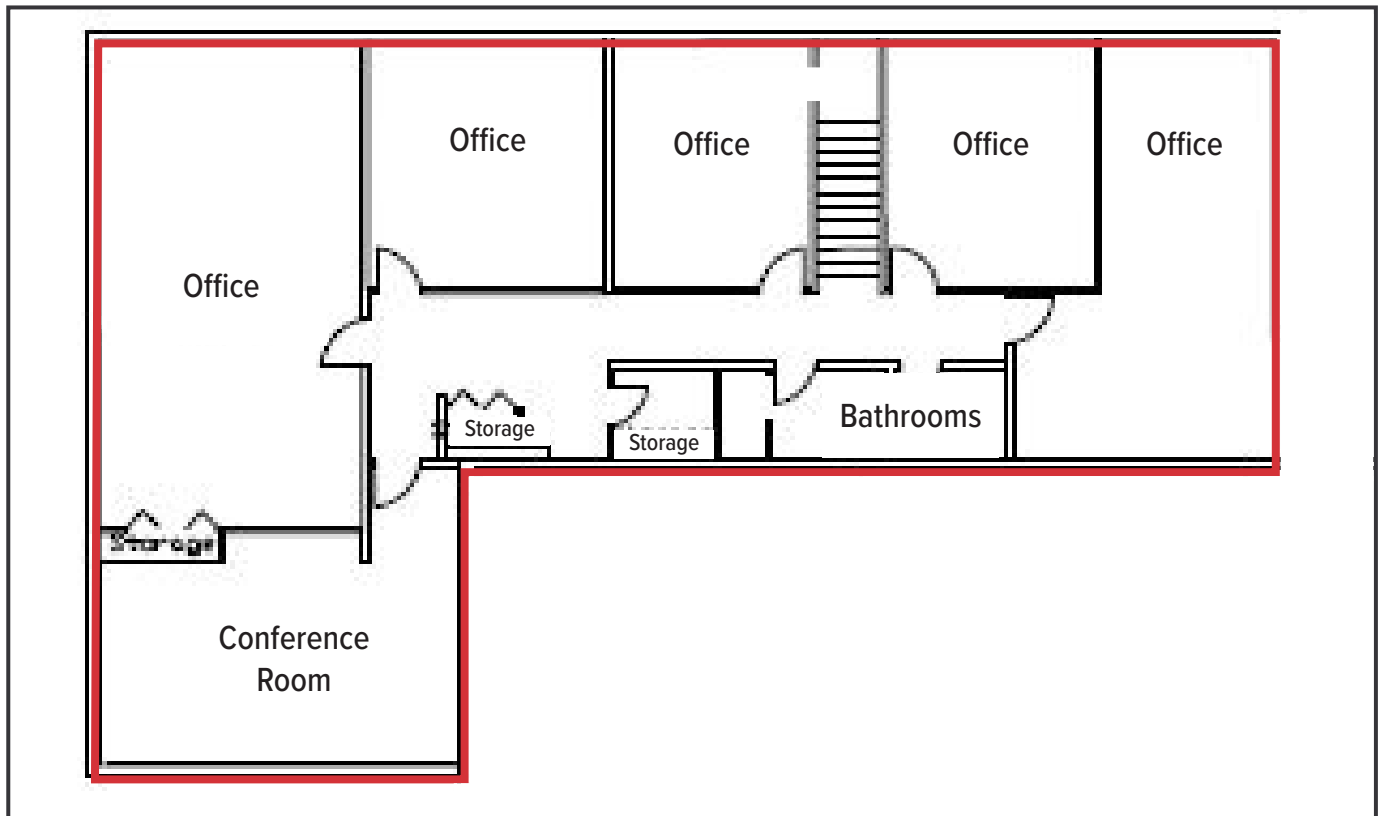
Broker Contact

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Property Overview

Building Size	39,860± SF
Zoning	Shipyards District
Available Space	2,725± SF - Second Floor
Building Construction	Steel frame with metal siding
Roof	Metal and rubber membrane
Electricity	5000 Amp, 480 volt, 3-phase
Lighting	Parabolic fixtures and LED
HVAC	Central HVAC
Utilities	All utilities are included in base rent
Sprinkler	Full coverage wet system
Bathroom	One (1) exclusive use
Kitchenette/Breakroom	One (1) exclusive use
Parking	Free, ample on-site parking
Signage	Facade signage

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.