

# FOR SALE/LEASE

## Office Space

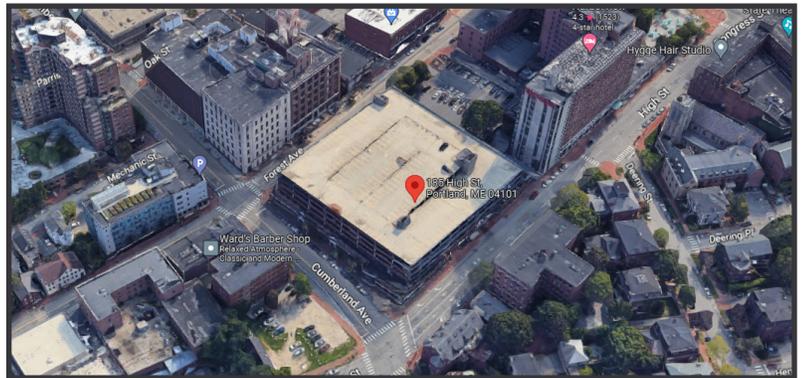
2,825± SF | \$13.00/SF NNN | \$415,000



## 185 High Street, Portland

### Property Highlights

- *Recently renovated*
- *Excellent visibility*
- *Perfect owner/user opportunity*



### Property Description

We are pleased to offer 2,825± SF of office/retail space for lease or sale at 185 High Street in Portland. The property offers excellent visibility and has been recently renovated and used as a physical therapy practice. Located on the corner of High Street and Cumberland Avenue, 185 High Street is part of the Gateway Parking Garage Complex and is within walking distance to everything Downtown Portland has to offer. No restaurants or cannabis uses please.



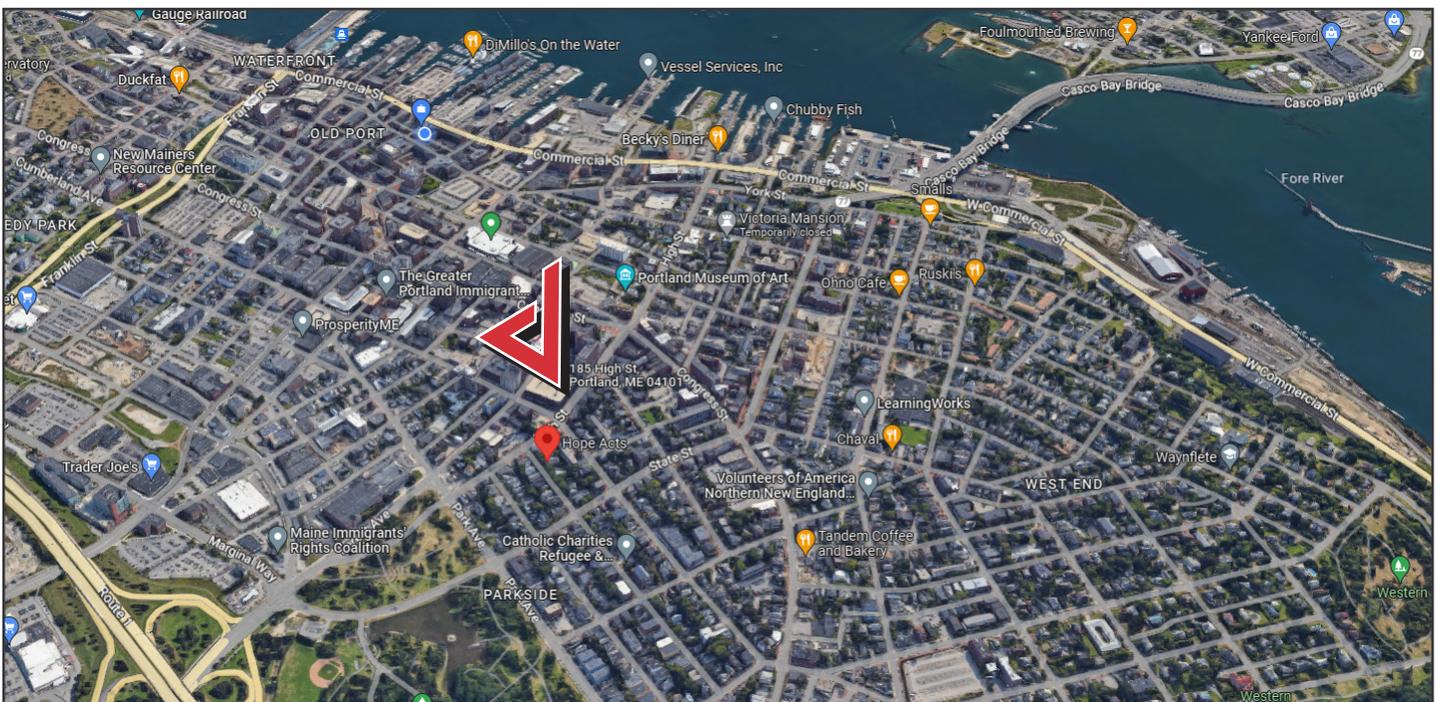
### Broker Contact

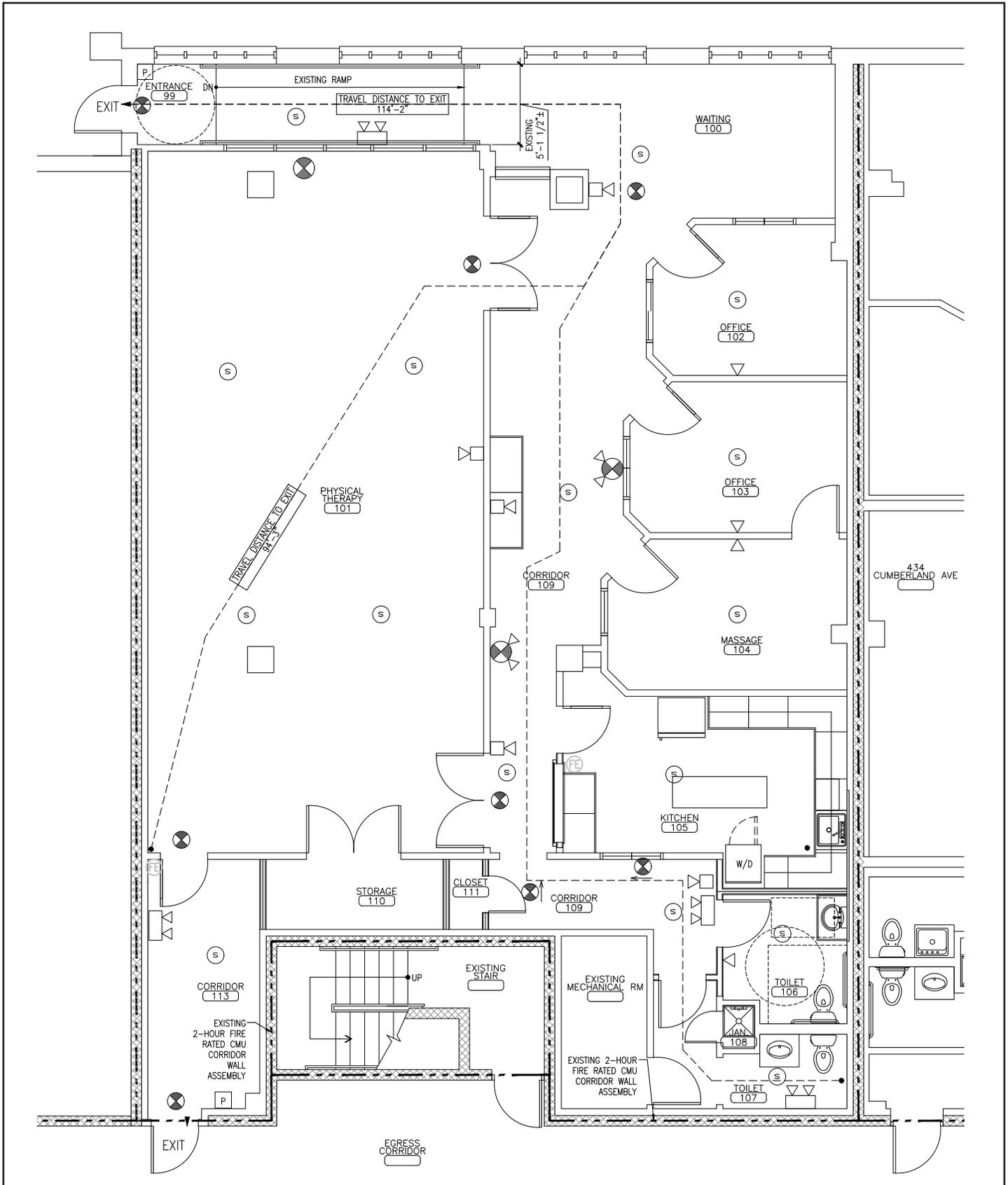
Tom Moulton, CCIM, SIOR  
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## Property Overview

Owner	Methodist Society of Portland, Maine
Unit Size	2,825± SF
Assessor's Reference	Map 37, Block E, Lot 6
Zoning	B3
Year Built	1987
Building Construction	Brick and concrete
Facade	Brick veneer
HVAC	Gas fired FHA
Utilities	Public water and sewer, electricity, telephone, cable and natural gas
Parking	Available at market rates in the Gateway Garage. Voucher system available.
Miscellaneous	Monthly Condo Fees: \$535.30 Monthly Roof Assessment: \$462.96

**FOR LEASE : \$13.00/SF NNN - NNN Expenses: \$4.81/SF**





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.