

FOR LEASE

Office Suites

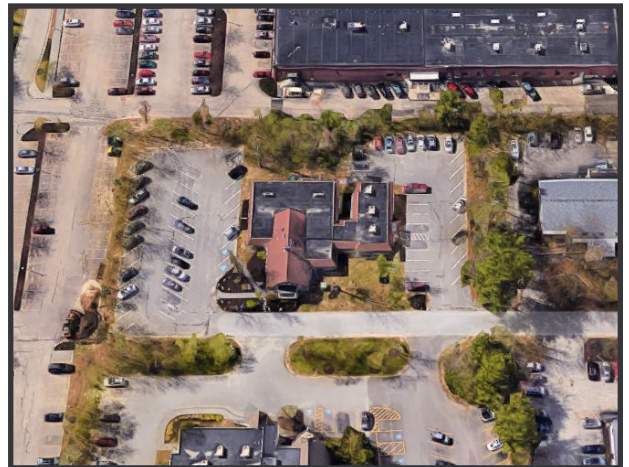
400± & 1,500± SF



260 Western Avenue, South Portland

Property Highlights

- Conveniently accessible from I-295 and I-95
- Abundant on-site parking
- Excellent signage potential



Property Description

We are pleased to offer two office suites for lease at this convenient Western Avenue, South Portland location. This is ideal space for therapist medical services or office/medical users. Just minutes from downtown Portland, the property is in the vicinity of the Maine Mall, the Portland International Jetport, and interstates I-95 and I-295.



Broker Contact

Chris Craig

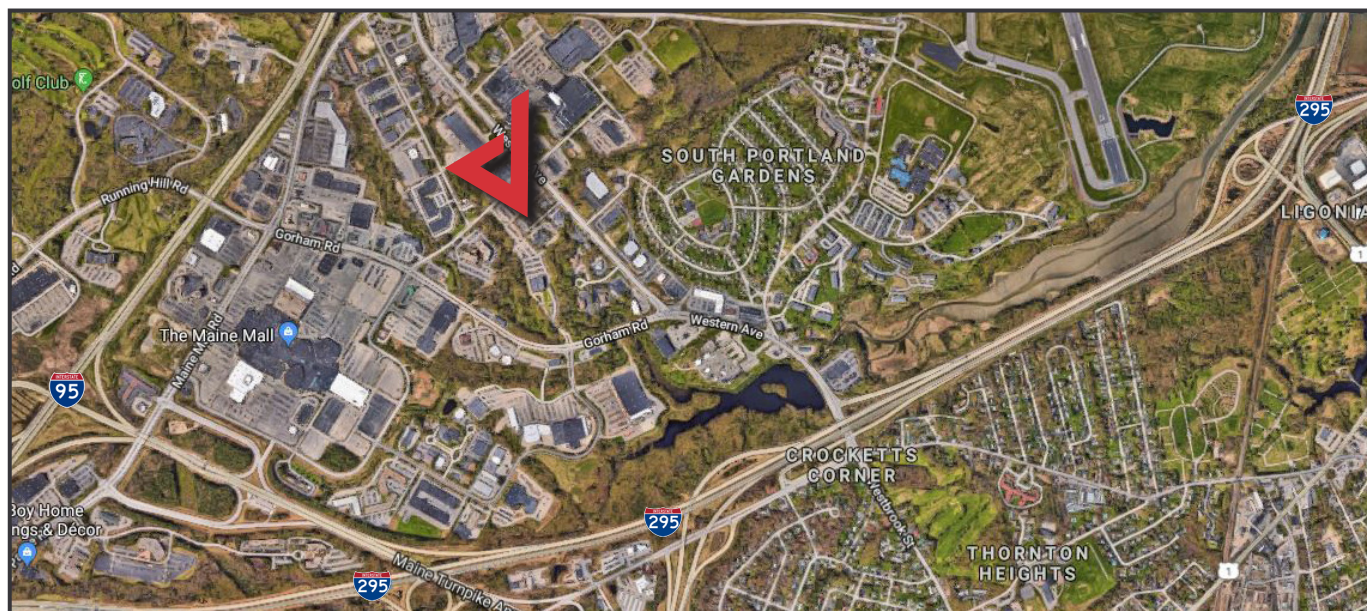
chriscraig@dunhamgroup.com

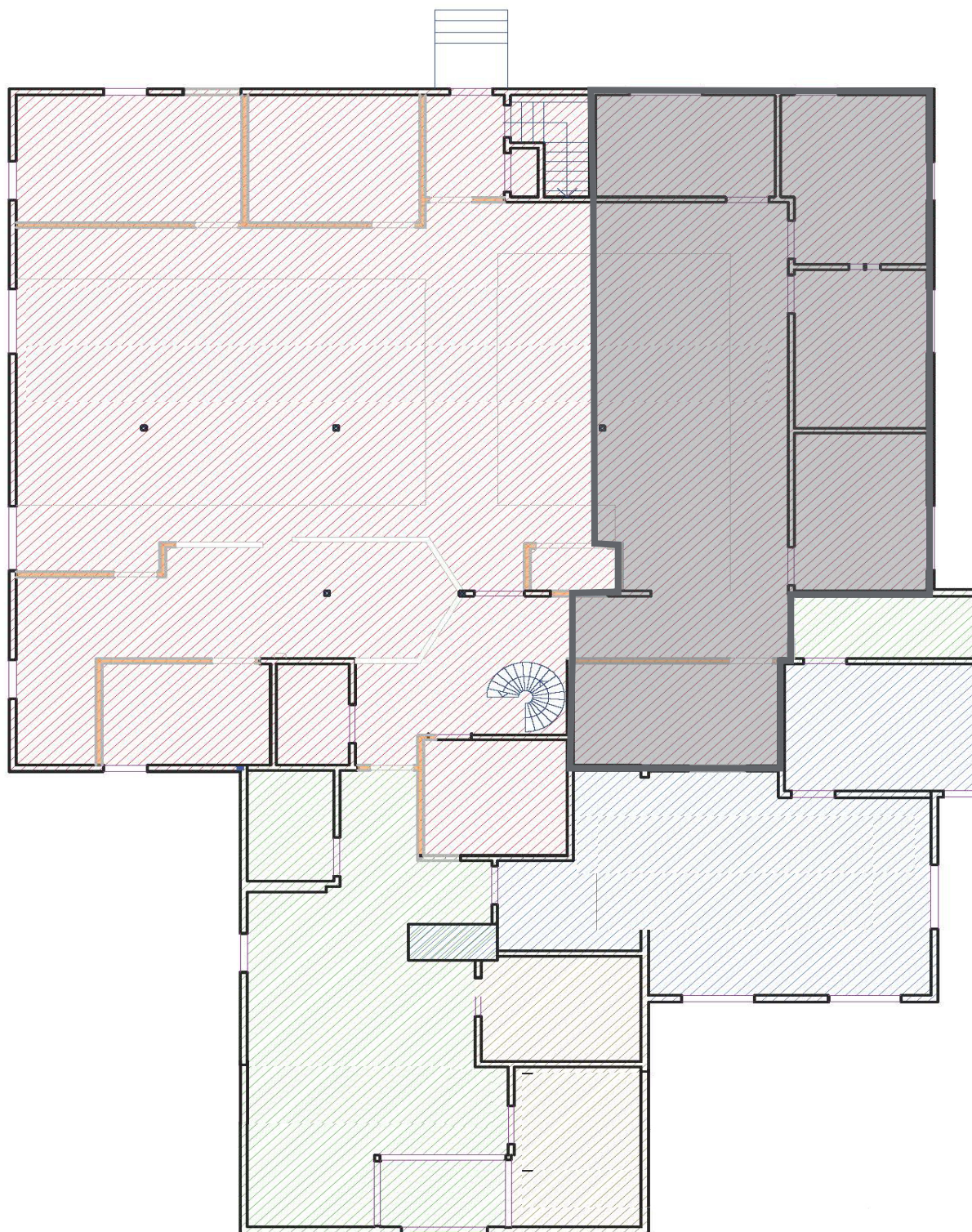
207.773.7100

Property Overview

Building Size	12,463± SF
Assessor's Reference	Map 67, Lot 21
Zoning	Suburban Commercial (CS)
Available Space	Unit 101 - 1,500 ± SF Unit 207 - 400± SF
Year Built	1975
Construction	Wood frame
Flooring	Carpet and tile
Utilities	Municipal water & sewer, electric
Heat	Gas-fired forced hot air
Air Conditioning	Central A/C
Lighting	LED and fluorescent
Sprinkler System	Yes, throughout building
Parking	Ample, paved parking on-site
Signage	Available on pylon, lobby, and at the entrance to suites

**FOR LEASE : Unit 101 - \$1,750/month Gross
Unit 207 - \$650/month Gross**





260 Western Avenue
Floor Plans