

FOR LEASE

Office Space

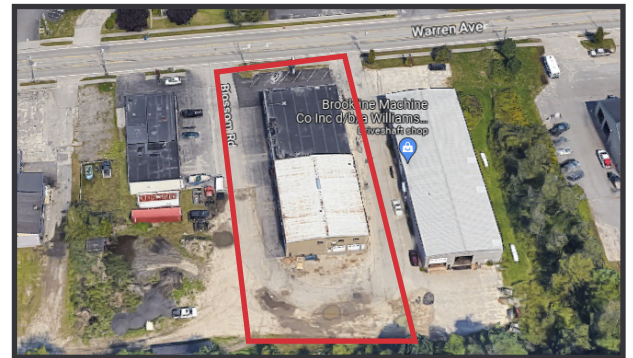
1,000± SF | \$1,800/Month



306 Warren Avenue, Portland

Property Highlights

- *Excellent Location, Visibility & Signage*
- *Easy Access to I-95 & Forest Avenue*
- *Professionally managed property*
- *Facade upgrades - Summer 2023*



Property Description

We are pleased to offer 1,000± SF of 2nd floor office space for lease at 306 Warren Avenue, Portland. The building consists of a mix of retail, warehouse and office space. The property offers excellent visibility on Warren Avenue, ample parking and easy access to I-95 and Forest Avenue.

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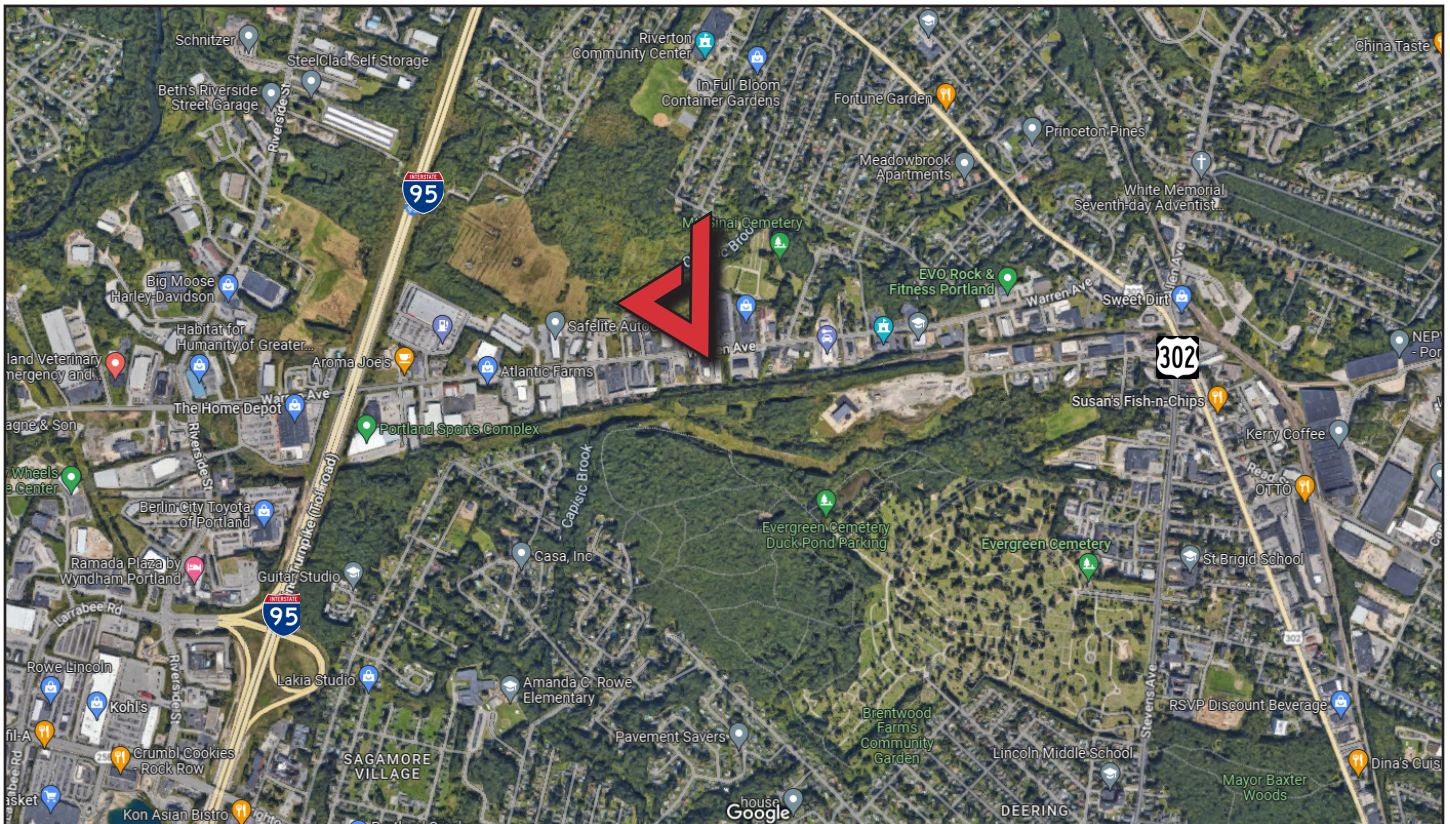
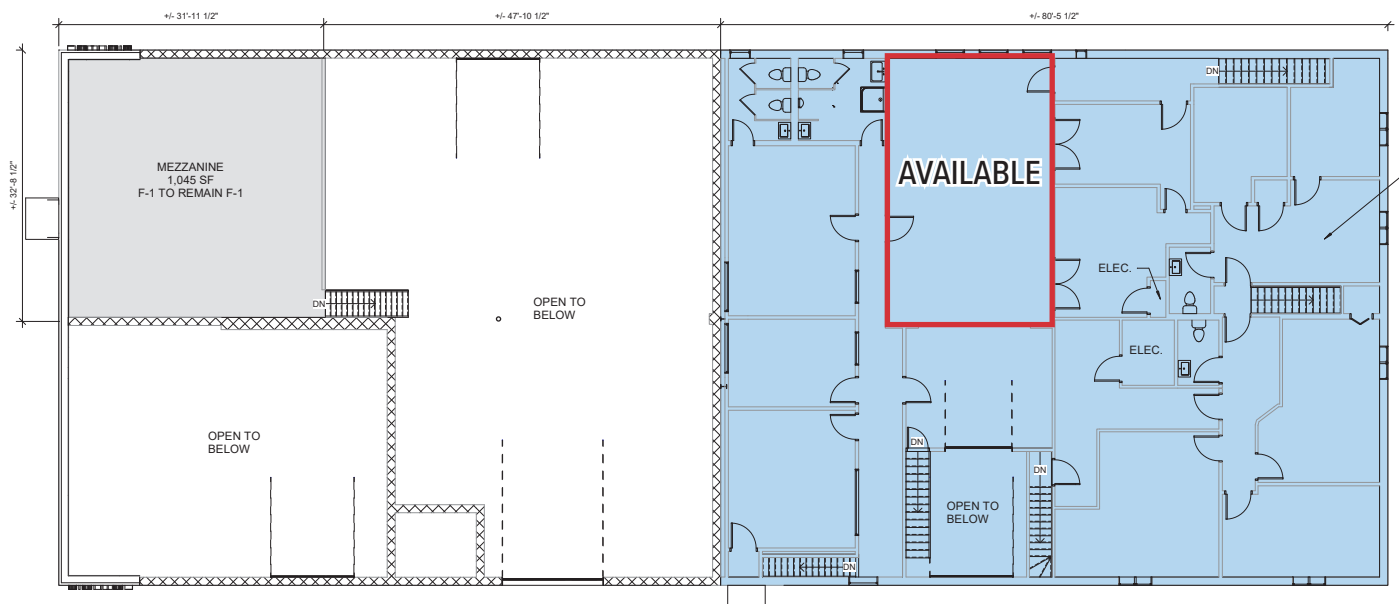
**306 Warren Avenue**

Property Overview

Available Space	2 nd Floor : 1,000± SF office space
Lot Size	.6842± acres
Building Size	15,360± SF
Zoning	B4 - Commercial Business
Construction	Steel framed
Heat	Central/natural gas-fired furnace with hot water distribution
Utilities	Public water and sewer, natural gas, electric, telephone & cable
Traffic Counts	17,540± vehicles per day
Overhead Doors	One (1) for retail suite
Sprinkler System	Yes, wet system
Suite Improvements	Landlord is willing to perform renovations to suites for tenants specific needs.
Signage	On building facade
Restroom	One (1) exclusive use restroom
Miscellaneous	All spaces will have HVAC - mini split system and central heat. Office Suite includes a kitchenette and full bathroom, including shower. Recently remodeled

FOR LEASE : \$1,800/Month - all utilities included

Second Floor : 1,000± Office Space



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.