

FOR LEASE

Flex Space

3,288± SF | \$19.00/SF NNN



31 Diamond Street, Portland

Property Highlights

- *Desirable East Bayside location*
- *Excellent visibility and signage potential*
- *Free on-site parking*



Property Description

We are pleased to offer 3,288± SF of flex space for lease at 31 Diamond Street in Portland. The property is located in the East Bayside District which houses breweries, coffee roasters, distilleries, furniture stores, parts distributors, and retailers. East Bayside is one of Portland's most desirable neighborhoods due to its location, easy access, and free parking. Join Bite Into Maine, Orange Bike Brewery, and Toad & Co. 31 Diamond Street is undergoing a complete renovation which will include a new roof, new HVAC, siding, doors and other exciting upgrades.

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31 Diamond Street

Property Overview

Owner	31 Diamond Street, LLC	
Assessor's Reference	Map 23, Block E, Lots 1 & 9	
Building Size	22,034± SF	
Available Space	2,416± SF	1st Floor
	<u>872± SF</u>	<u>Mezzanine</u>
	3,288± SF	Total
Lot Size	0.98± acres	
Construction	Concrete block & steel	
Ceiling Height	8' - 17'±	
Lighting	New commercial fixtures	
Electrical	1200 amp, 3-phase, 4-wire	
Zoning	Industrial Zone (ILB)	
Overhead Doors	One (1)	
Miscellaneous	The building will be completely renovated in 2023.	

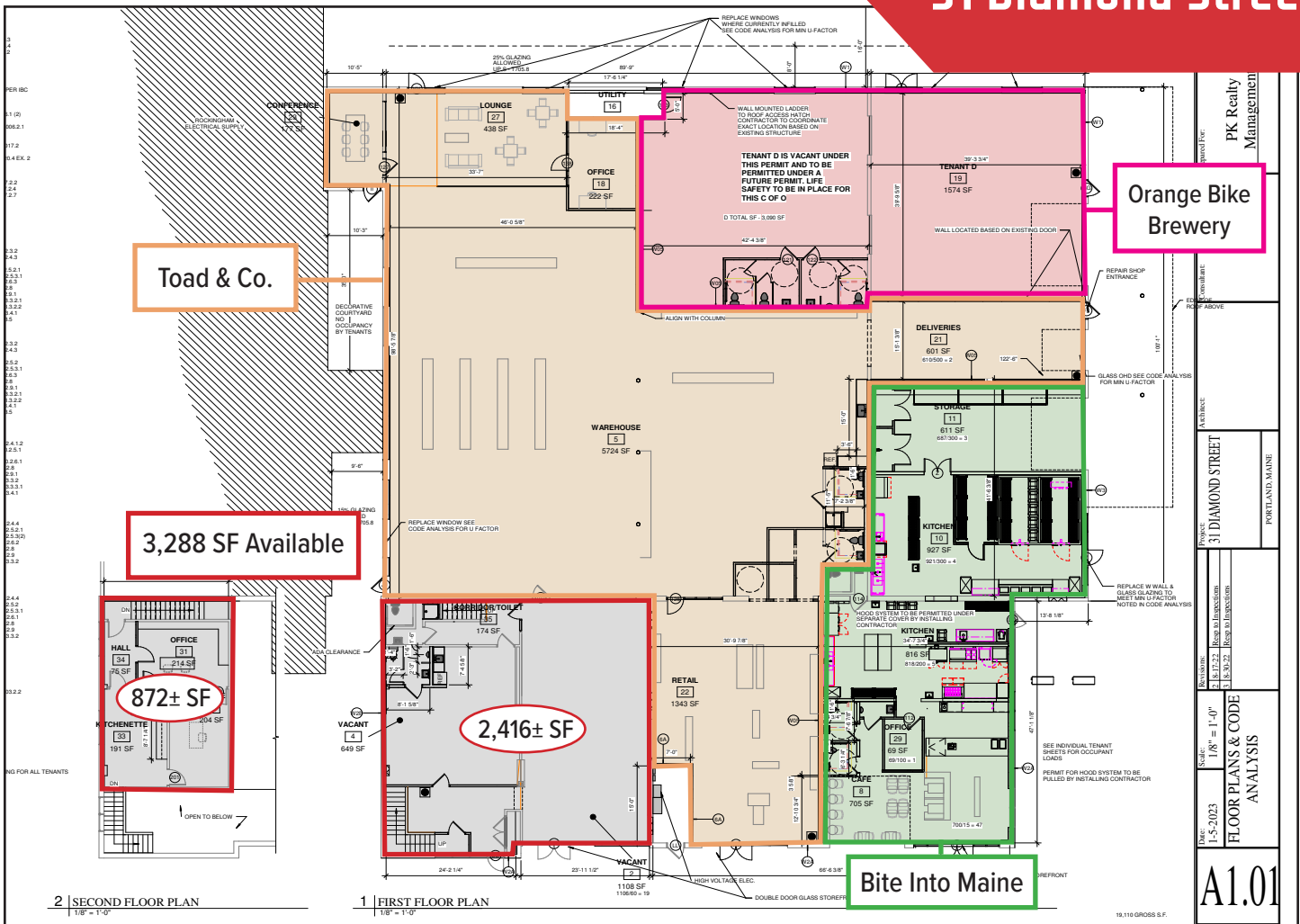
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JOIN OTHER TENANTS :

**ORANGE
BIKE** BREWING
CO.



TOAD&CO



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.