

For Lease  
**Office/Retail**

10,500± SF | \$13.00/SF NNN



## 35 Foden Road - Suite A

South Portland, ME 04106

### Property Highlights

- Fully Renovated in 2018
- Class-A Office Finishes
- 6:1 Parking Ratio!
- Available April 2021

### Property Description

We are pleased to offer for lease this 10,500± SF free-standing office/retail space in the heart of South Portland's Maine Mall & Western Avenue commercial districts. This property has incredible visibility and potential signage on Foden Road as well as from Western Ave.

There is roughly a 6:1 parking ratio available so this building could be used for any number of uses including open concept office users and retailers. The space was fully renovated in 2018 and is in turn-key condition.

The property owner is motivated and capable of further build out for the right tenant. See broker for details.



### Broker Contact

Justin Lamontagne CCIM, SIOR

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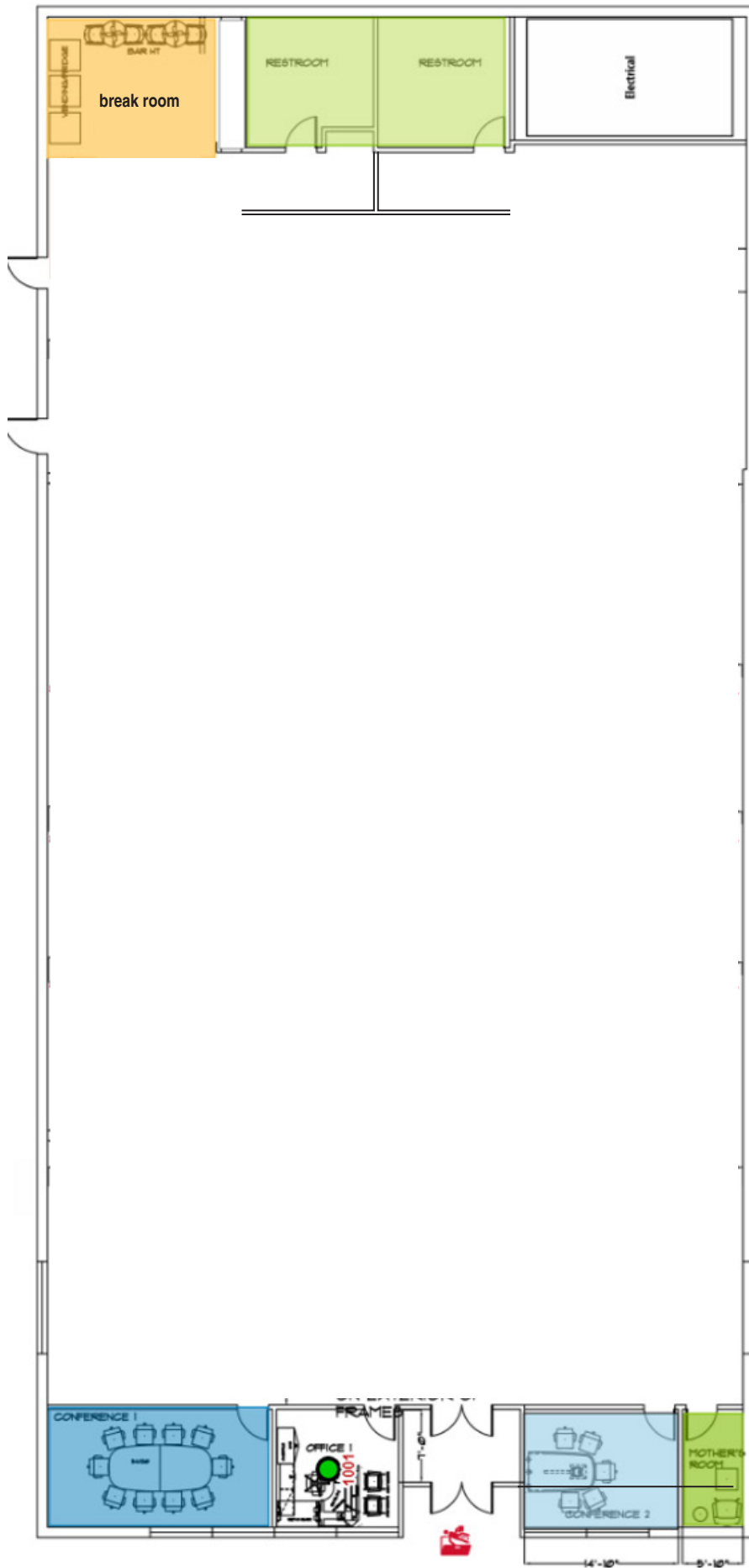


35 Foden Road

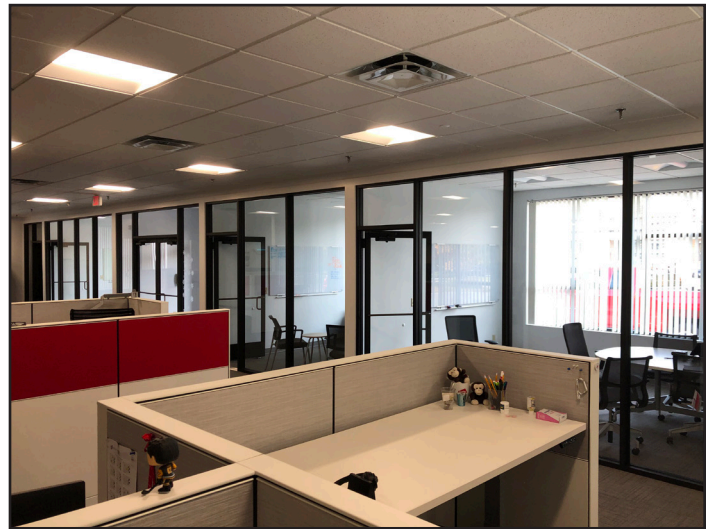
## Property Overview

Owner/Landlord	Agren Appliance Service Corp.
Permitted Uses	Office, retail, restaurant, banks, daycare, assembly and more
Available	April 1, 2021
Available Space	10,500 SF (150' x 70')
Building Age	Built in 1968, fully renovated in 2018
Building Construction	Concrete block with wood façade
Heat	Natural gas-fired central HVAC
Roof	New in 2017 - flat, tar & gravel
Floor	Commercial grade carpet squares on slab concrete
Interior	Class A finishes throughout
Layout	Primarily open space with two (2) private offices, conference room, break area, kitchenette, IT and two (2) multi-stall M&W restrooms
Restaurant Infrastructure	Plumbing for gas, drains, water & sewer are available and stubbed at the floors below carpet
NNN Cost	Estimated to be \$3.50/SF
Parking	60± striped spaces
Loading Area/Storage	Access to one (1) shared OH door and secure storage at no additional cost
Sprinkler	Yes, wet system
Signage	Pylon signage along Foden/Western Avenue and building signage on façade
Zoning	CCR - Central & Regional Commercial District
Assessor's Reference	Map 067, Lot 006/A
Road Frontage	669' along Foden Road
Nearby Businesses	Intermed, WEX, Maine Medical Partners, Agren Appliance, Texas Instruments,

**FOR LEASE : \$13.00/SF NNN**  
**NNN Costs: \$3.50/SF (Est. '21)**









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