

FOR LEASE

Office/Medical/Retail

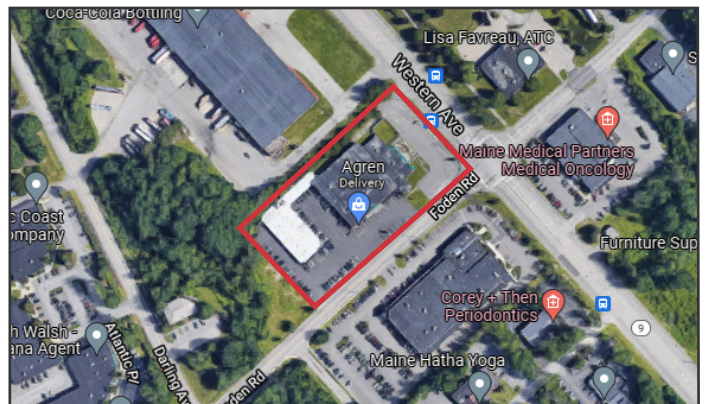
2,160 - 3,440± SF



35 Foden Road, South Portland - Unit 2

Property Highlights

- Newly Renovated in 2021
- “Vanilla Shell” Condition
- 4:1 Parking Ratio
- Available December 2021



Property Description

We are pleased to offer for lease this newly renovated 3,440 SF office/medical/retail unit adjacent to Agren Appliance and a new Medical Center along Western Avenue. This space offers incredible signage and visibility from both Foden Road and Western Ave. The space will be delivered in “vanilla shell” condition with an allowance for further improvements. See Broker for details.



Broker Contact

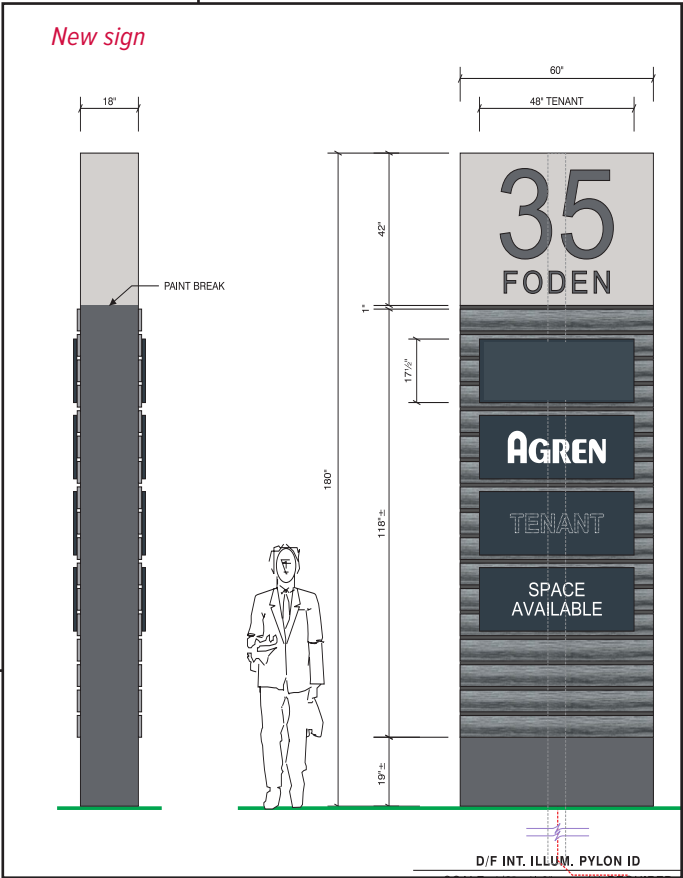
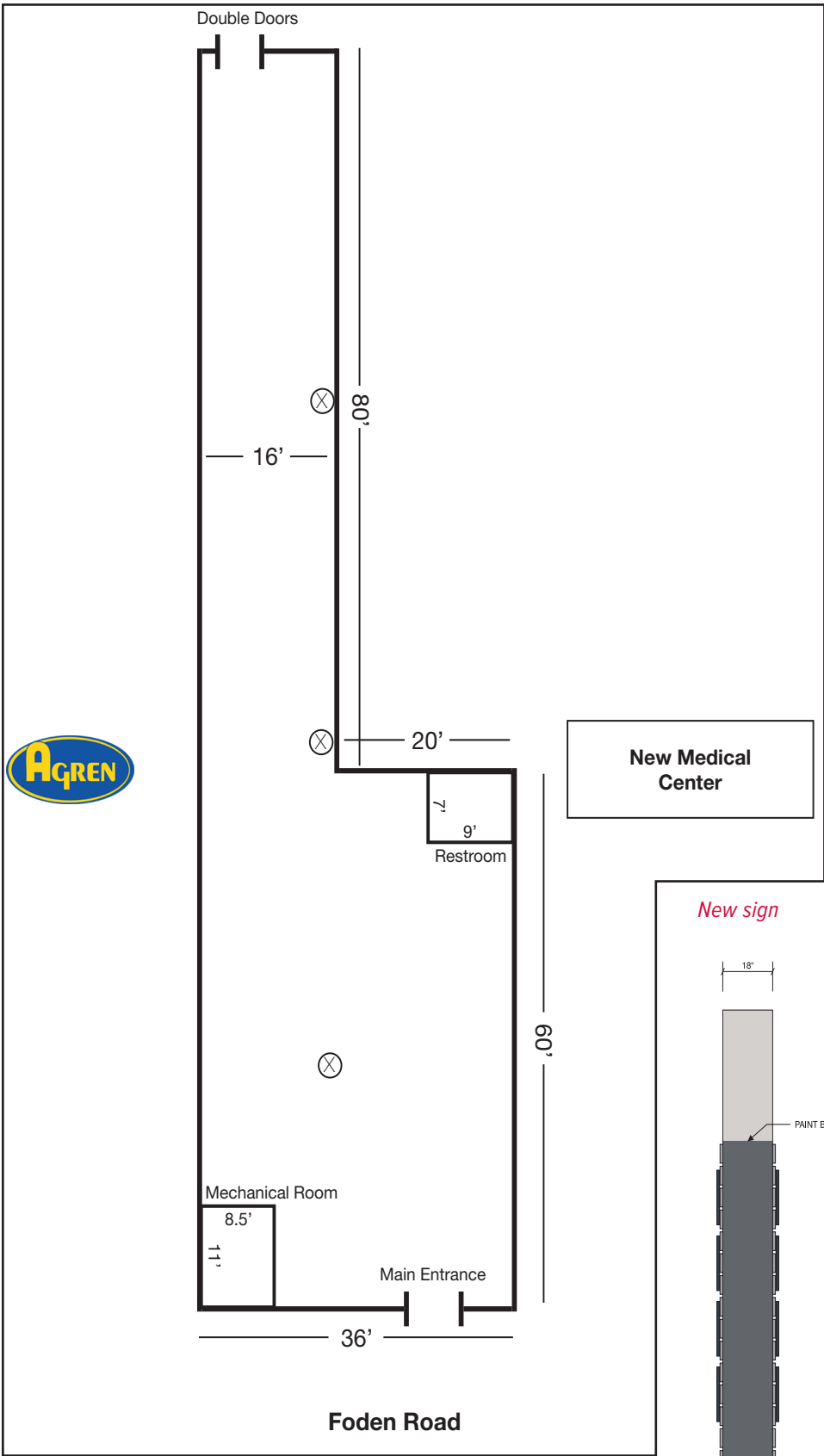
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Property Overview

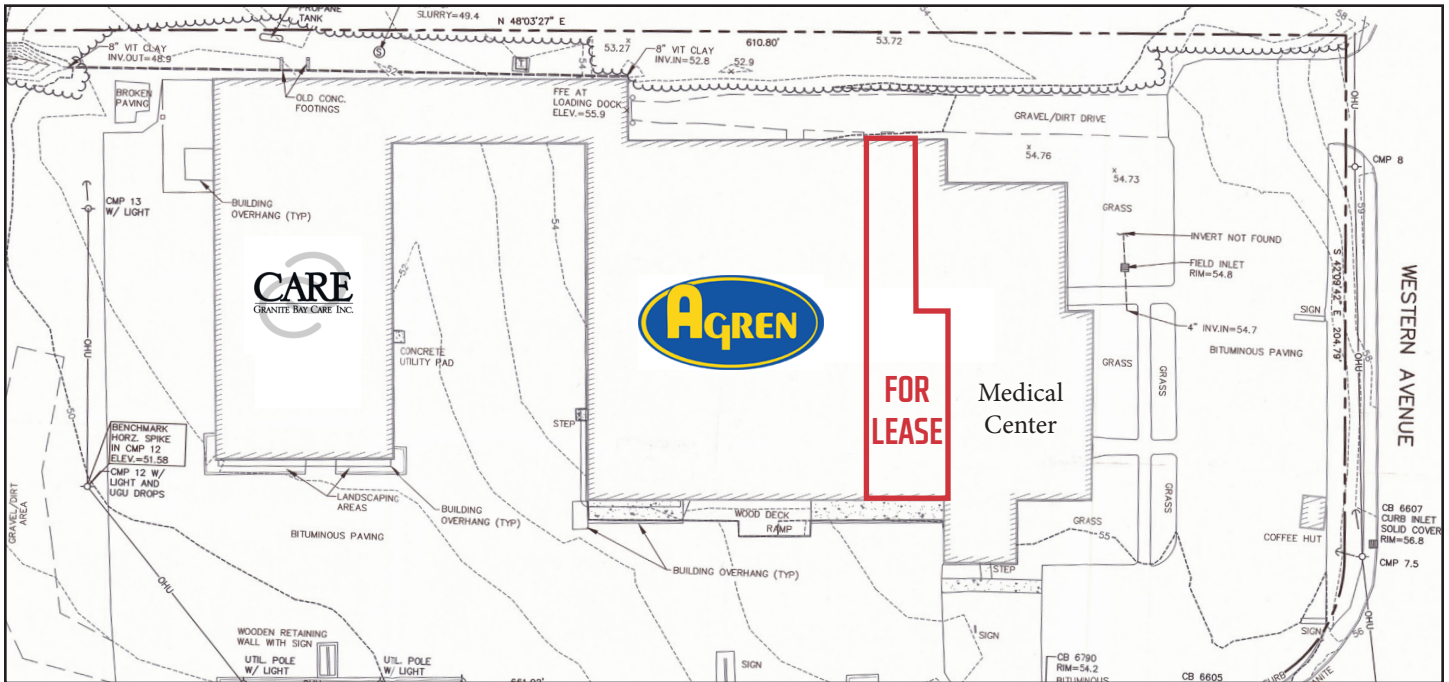
Owner/Landlord	Foden West, LLC
Building Size	46,000± SF
Available Space	2,160 - 3,440± SF
Space Breakdown	Open concept with single uni-sex restroom
Available	December 1, 2021
Zoning	CCR – Central & Regional Commercial District
Building Age	Built in 1968, fully renovated in 2021
Building Construction	Concrete block with wood façade
Roof	Flat, tar & gravel
Flooring	Slab concrete, prepared for commercial carpet or tiling
Utilities	Municipal water & sewer, natural gas and CMP electric
HVAC	Natural gas fired HVAC brought to the space, not ducted
Lighting	LED's to be installed
Sprinkler	Yes, wet system
Restrooms	Yes, one (1)
Parking	Ten (1) dedicated spaces
Accessibility	ADA compliant
Traffic Counts	6,310 cars/day on Foden Road
Road Frontage	669' along Foden Road

FOR LEASE : \$14.00 - \$16.00/SF NNN - Est. NNN Costs: \$4.50/SF





*new western avenue facade



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.