

FOR LEASE

Office/Retail

9,000 - 10,500± SF



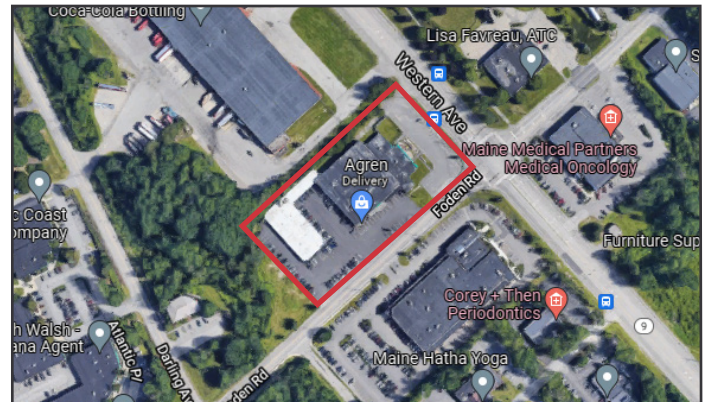
35 Foden Road, South Portland - Unit A

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 Avenue.

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.



Property Highlights

- *Newly Renovated in 2018*
- *Class A Office finishes*
- *6:1 Parking Ratio*
- *Available Immediately*



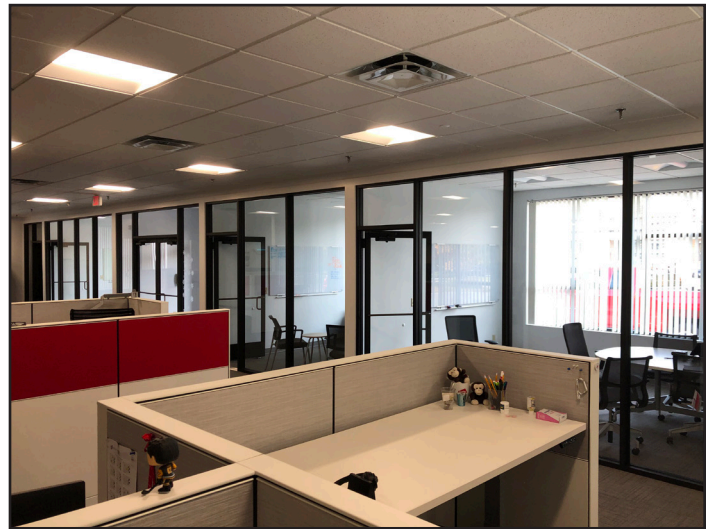
Broker Contact

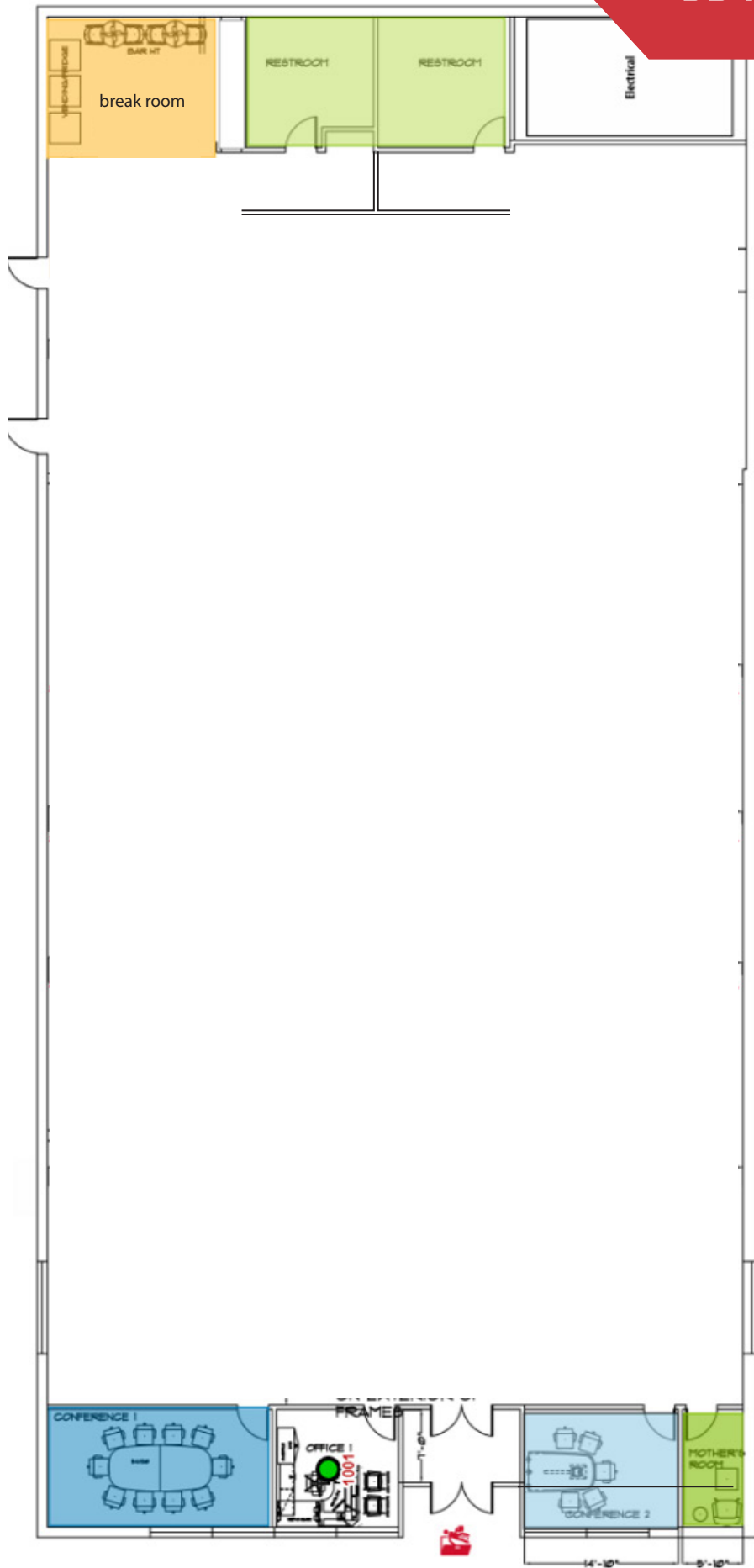
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Property Overview

Owner/Landlord	Agren South Portland Realty LLC
Permitted Uses	Office, retail, restaurant, banks, daycare, assembly, and more
Availability	Immediately
Available Space	9,000 - 10,500± SF (50' x 70')
Year Built	1968, Fully renovated 2018
Building Construction	Concrete block with wood facade
Heat	Natural gas-fired central HVAC
Roof	Flat, tar, and gravel (2017)
Floor	Commercial grade carpet squares on slab concrete
Interior	Class A finishes throughout
NNN Cost	Estimated to be \$3.50/SF
Parking	60± striped spaces
Loading Area/Storage	Access to one (1) shared OHD and secure storage at no additional cost
Sprinkler	Yes - wet system
Signage	Pylon signage along Foden Road/Western Avenue and building signage on facade
Zoning	CCR - Central & Regional Commercial District
Assessor's Reference	Map 67, Block A, Lot 6
Road Frontage	669'± along Foden Road
Nearby Businesses	Intermed, WEX, Maine Medical Partners, Agren Appliance, Texas Instrument
Restaurant Infrastructure	Plumbing for gas, drains, water & sewer are available and stubbed at the floors below carpet
Layout	Primarily open space with two (2) private offices, conference room, break area, kitchenette, IT, and two (2) multi-stall M&W restrooms

FOR LEASE : \$13.00/SF NNN - Est. NNN Costs: \$3.50/SF





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