

For Lease  
Office Suites  
\$16.00/SF MG



## 380 Riverside Street

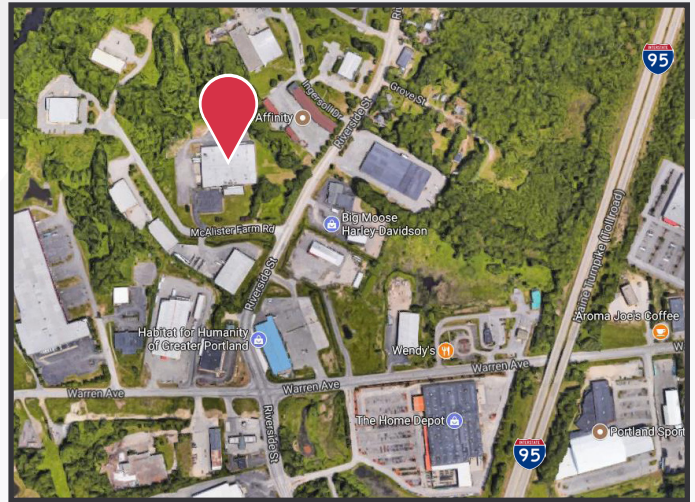
Portland, Maine

### Property Information

- 1st & 2nd Floor build-to-suit office suites
- Natural gas-fired, central HVAC
- Recently updated lobby
- Amenities include restrooms, kitchenette, and in common shower/locker room

### Property Description

We are pleased to offer move-in ready office suites for lease at 380 Riverside Street. Located less than one mile from Maine Turnpike Exit 48, the property features a prominent entrance, an abundance of natural light and a versatile layout. Join Wise Business Forms, Manufacturers Association of Maine, and Lowry & Associates.



### Broker Contact

Tom Moulton, CCIM, SIOR

207.773.7100

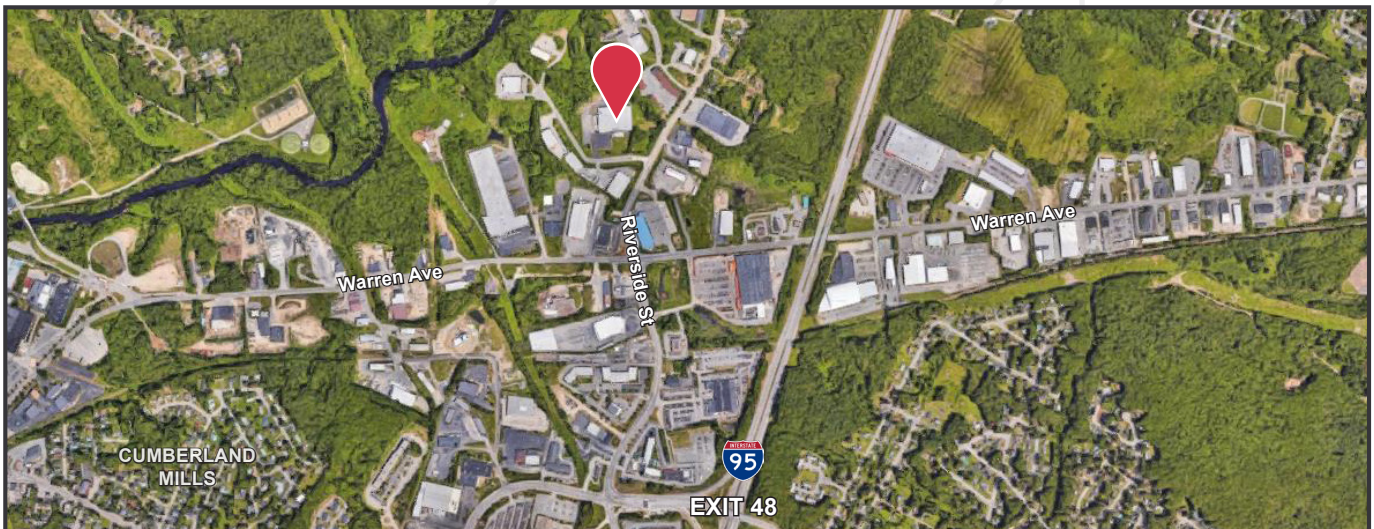
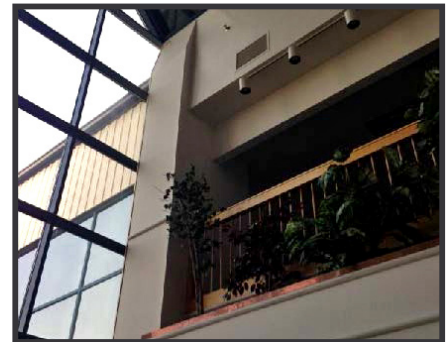
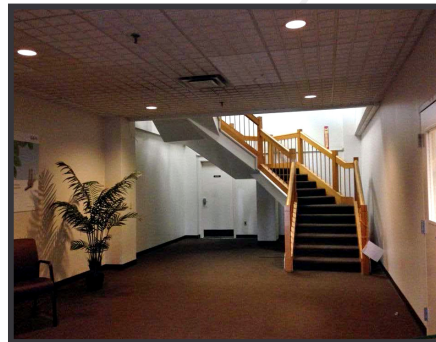
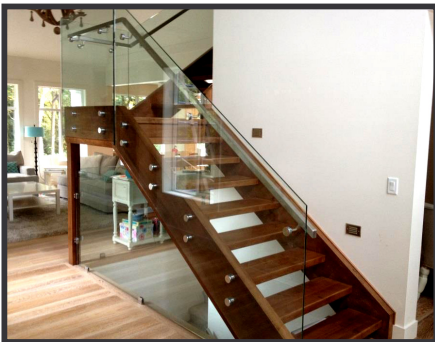
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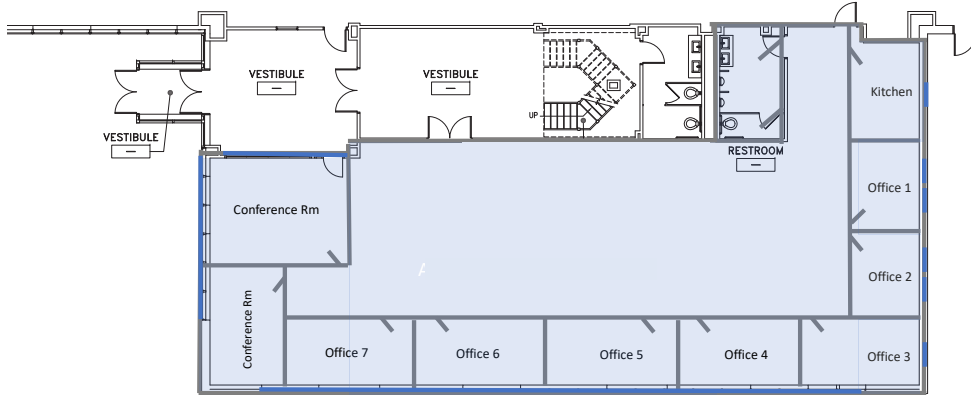
## Property Overview

Building Size	80,000± SF
Lot Size	9.6± acres
Available Spaces	1st Floor - 3,920± SF 2nd Floor - 1,200± SF 2nd Floor - 2,628± SF
HVAC	Natural gas fired, central HVAC
Lighting	Recessed
Flooring	Carpet and hardwood
Featured Amenities	Two restrooms, shared kitchenette/breakroom, in-common shower/locker room
Parking	Abundant on-site paved parking

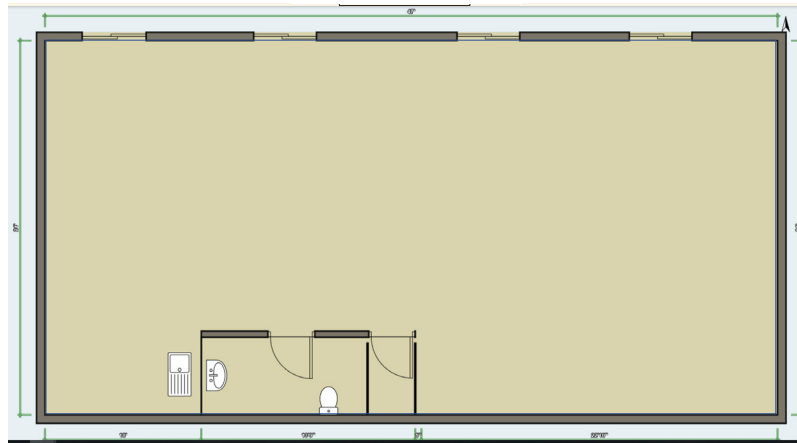
**FOR LEASE : \$16.00/SF MG**  
**Estimated CAM's : \$2.10/SF**



First Floor  
3,920± SF



Second Floor  
Suite 202  
1,200± SF



Second Floor  
Suite 200  
2,682± SF

