

FOR LEASE

Office Space

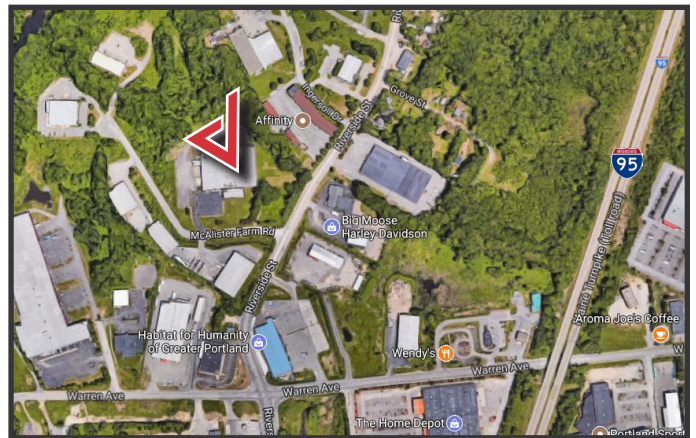
1,365± SF & 1,128± SF | \$17.00/SF Gross



380 Riverside Street, Portland

Property Highlights

- *Natural gas-fired, central HVAC*
- *Recently updated lobby*
- *Ample on-site parking*
- *Amenities include restrooms, kitchenette, and in common shower/locker room*
- *Professionally managed property*



Property Description

We are pleased to offer two, move-in ready office suites for lease at 380 Riverside Street in Portland. 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 and Lowry & Associates.

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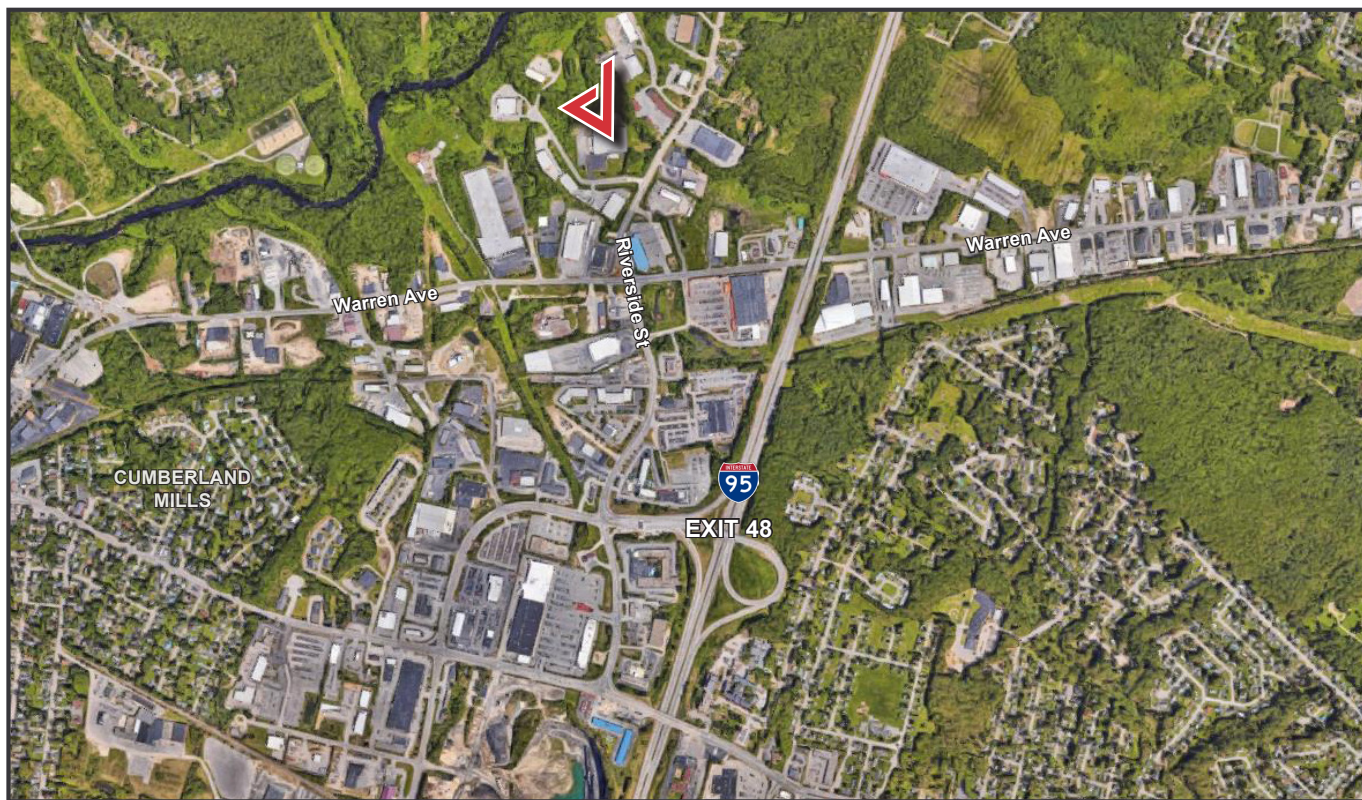
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Property Overview

Building Size	80,000± SF
Lot Size	9.6± acres
Available Space	Suite 102: 1,365± SF - First Floor Suite 202: 1,128± SF - Second Floor
HVAC	Natural gas fired, central HVAC
Lighting	Recessed
Flooring	Carpet and hardwood
Featured Amenities	Two shared restrooms, in-common shower/locker room
Parking	Abundant on-site paved parking
Signage	On Riverside Street on the property's pylon sign as well as the suite's entrance
Miscellaneous	Suite 102 has an exclusive use kitchenette area Suite 202 has an exclusive use kitchenette and restroom

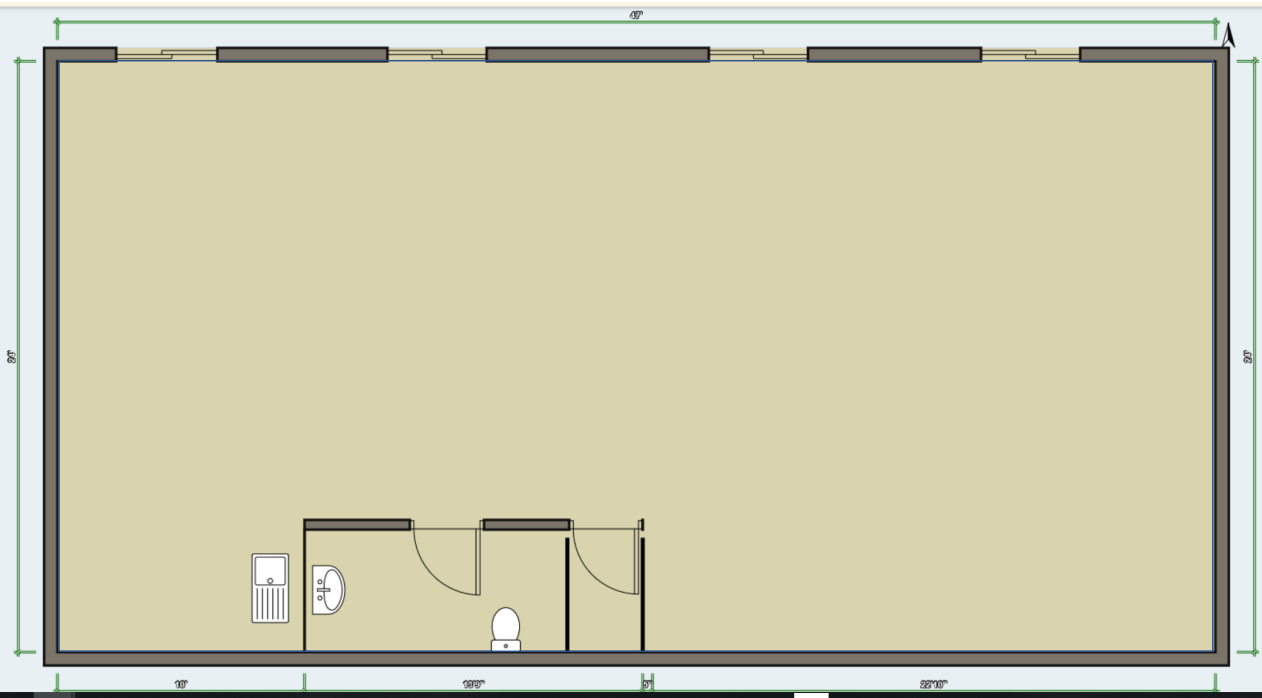
FOR LEASE : \$17.00/SF Gross - all utilities and NNN's included



Suite 102



Suite 202



Suite 202 has an exclusive use restroom and kitchenette.

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.