

# FOR LEASE

## Office/Retail Space

1,130 - 2,450± SF



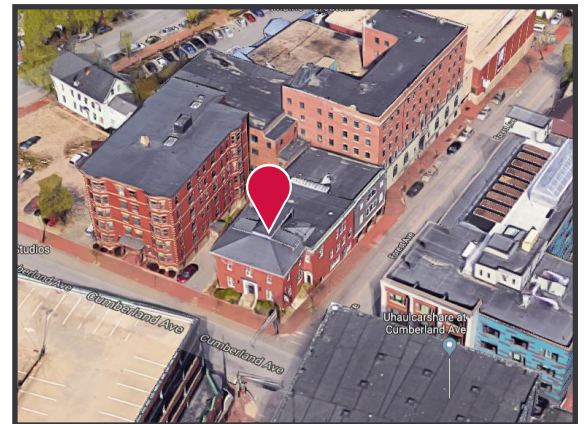
## 415 Cumberland Avenue, Portland

### Property Highlights

- *Excellent visibility on corners of Cumberland and Forest Ave*
- *Multiple Suites Available*
- *Traffic count: 8,100± vehicles/day*

### Property Description

We are pleased to offer for lease two excellent office/retail spaces at 415 Cumberland Avenue. Both spaces offer easy accessibility in a convenient downtown Portland location, walking distance to numerous restaurants, coffee shops and shopping.



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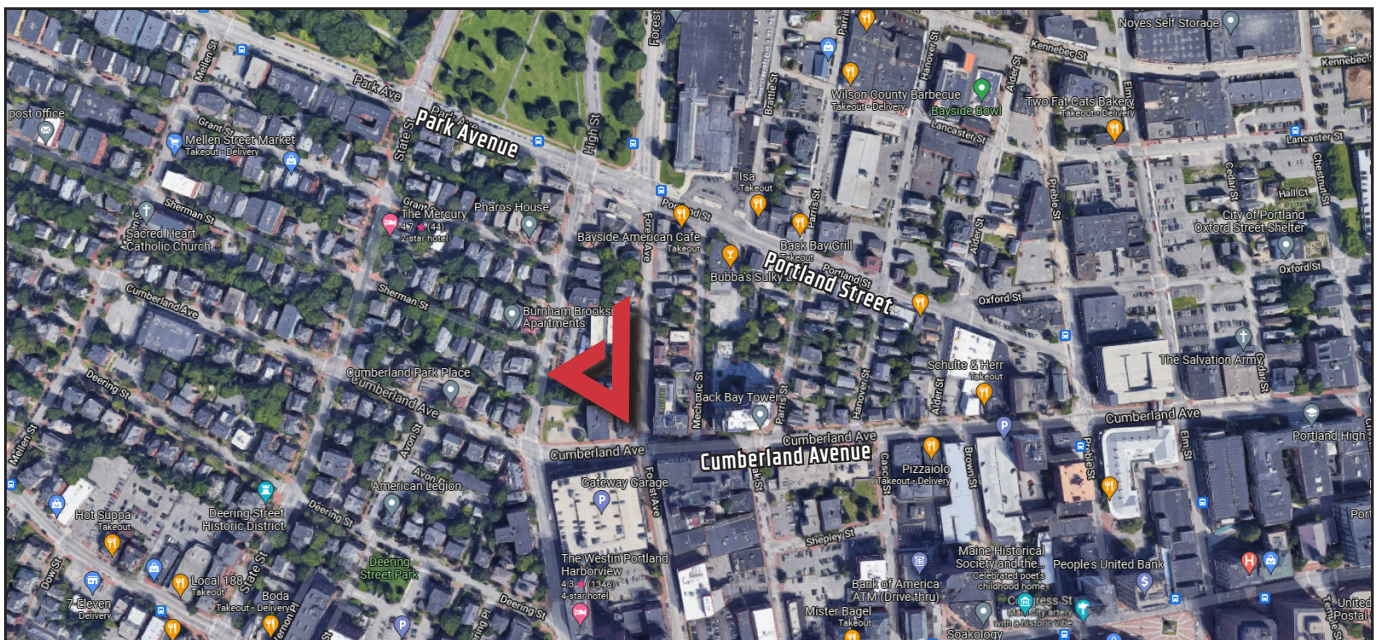




## Property Overview

|                       |                                                                                      |
|-----------------------|--------------------------------------------------------------------------------------|
| Landlord              | 415 CA, LLC                                                                          |
| Building Size         | 15,260± SF                                                                           |
| Land Size             | 0.13± acres                                                                          |
| Zoning                | Downtown Business (B3c)                                                              |
| Available Spaces      | Suite 1 : 1,320± SF - Available 9/1/2025<br>Suite 2 : 1,130± SF - Available 3/1/2025 |
| Building Construction | Brick and wood frame                                                                 |
| Siding                | Brick and clapboard                                                                  |
| Roof                  | Flat rubber membrane                                                                 |
| Number of Stories     | Four (4)                                                                             |
| Flooring              | Mixture of wood, carpet, and concrete                                                |
| HVAC                  | Natural gas HVAC and heat pumps                                                      |
| Utilities             | Municipal water and sewer                                                            |

**FIRST FLOOR LEASE : \$2,100/month MG plus heat & electric**  
**LOWER LEVEL FLOOR LEASE : \$1,600/month MG plus heat & electric**





## FIRST FLOOR PLAN - Suite 1

1,320± SF

\$2,100/month MG

