

# FOR LEASE

## Office/Retail Space

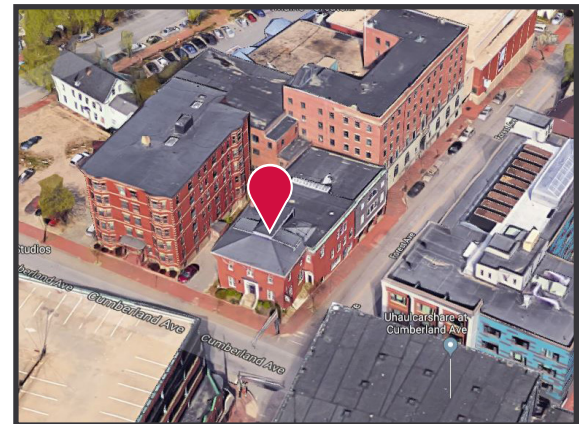
1,130± SF | \$1,600/month MG



## 415 Cumberland Avenue, Portland

### Property Highlights

- Excellent visibility on corners of Cumberland and Forest Ave
- Convenient ground-level access
- Traffic count: 8,100± vehicles/day



### Property Description

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

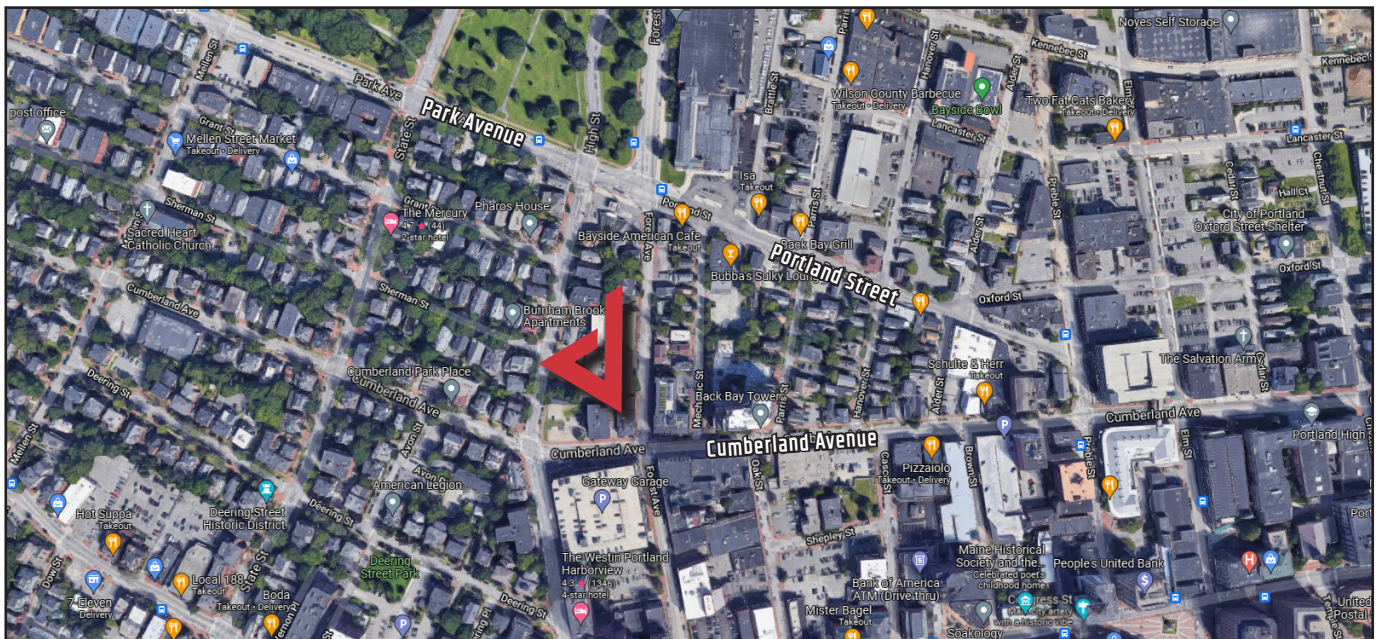
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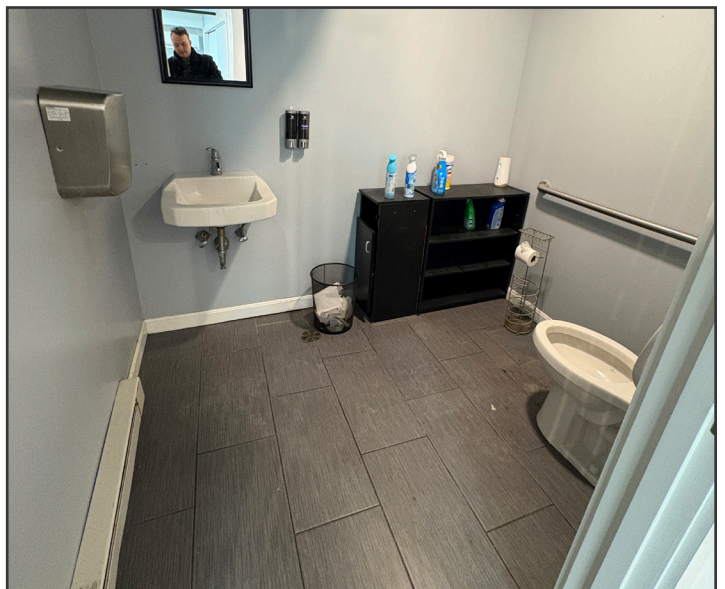
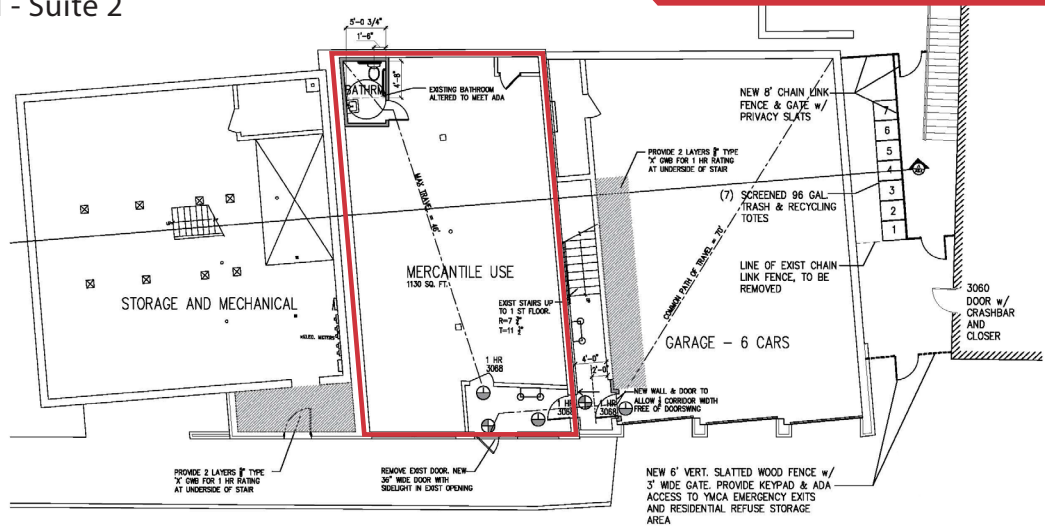
## Property Overview

Landlord	415 CA, LLC
Building Size	15,260± SF
Land Size	0.13± acres
Zoning	Downtown Business (B3c)
Available Space	Suite 2 : 1,130± SF - Available Immediately
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

**FOR LEASE : \$1,600/month MG plus heat & electric**



LOWER FLOOR PLAN - Suite 2  
1,130± SF  
\$1,600/mo MG



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.