

FOR LEASE

Office/Retail Space

1,130 - 2,450± SF



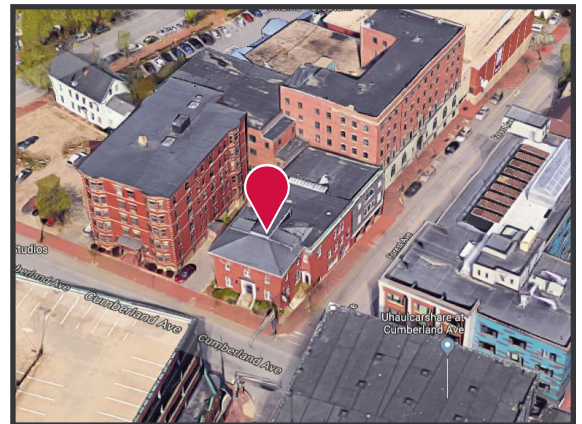
415 Cumberland Avenue, Portland

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.



Broker Contact

Sam LeGeyt, SIOR

Broker | Partner

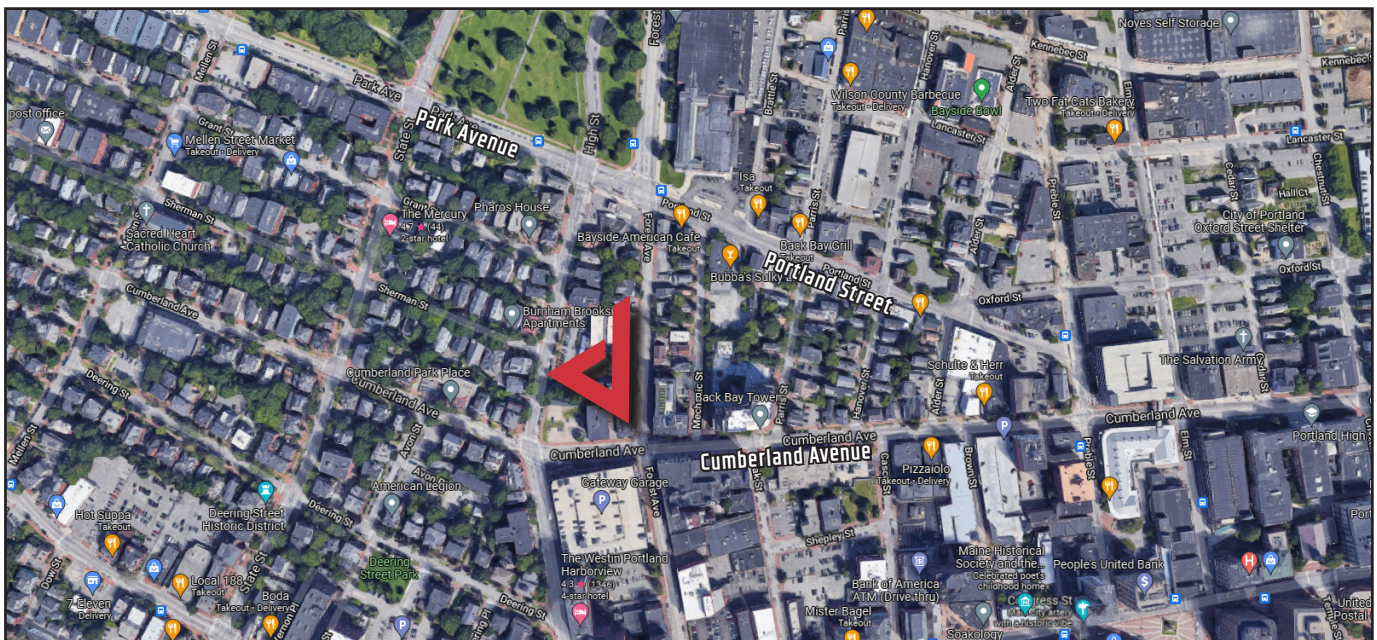
sam@dunhamgroup.com

207.773.7100

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 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

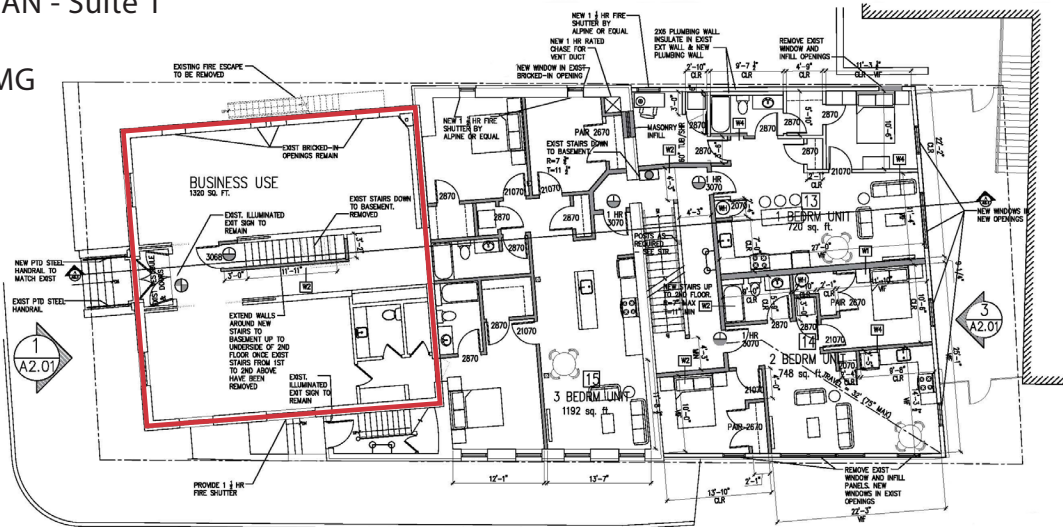
FIRST FLOOR LEASE : \$2,100/month MG plus heat & electric
LOWER LEVEL FLOOR LEASE : \$1,600/month MG plus heat & electric



FIRST FLOOR PLAN - Suite 1

1,320± SF

\$2,100/month MG



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

