

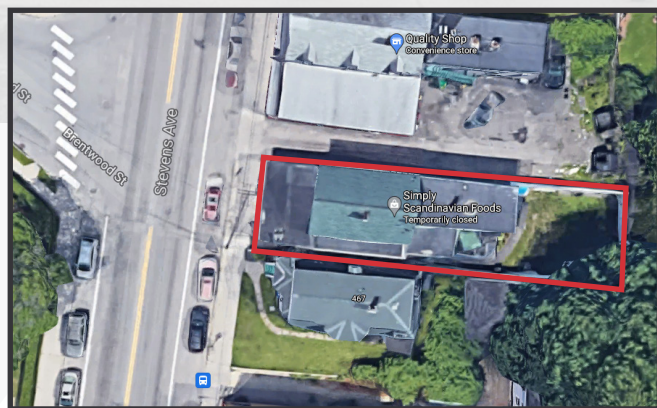
For Lease  
Office/Retail  
850± SF | \$1,500/mo MG



## 469 Stevens Avenue Portland, Maine

### Property Highlights

- Excellent signage potential
- Move in condition
- Convenient Deering Center location



### Property Description

We are pleased to offer for lease 469 Stevens Avenue, Portland. The suite was recently occupied by a local retailer for over 10 years. Deering Center is a desirable location for a business looking to serve the Greater Deering neighborhood.

### Broker Contact

Tom Moulton, CCIM, SIOR

Katie Allen

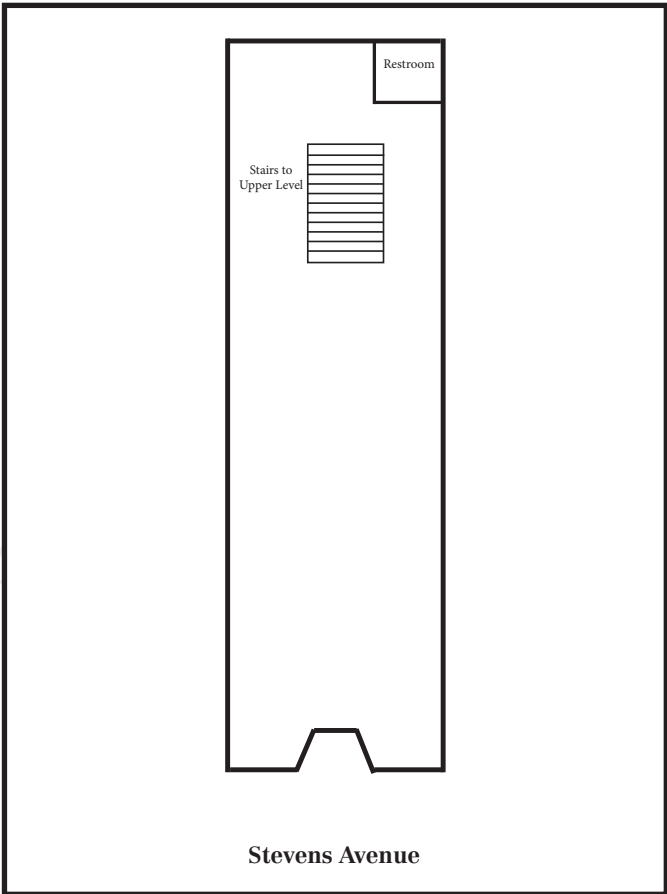
[tmoulton@dunhamgroup.com](mailto:tmoulton@dunhamgroup.com)

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Property Overview

Available Space	850± SF
Zoning	Neighborhood Business (B1)
Signage	Per municipal sign ordinance and Landlord's reasonable approval
Electric	Tenant pays directly to utility company
Heat	Natural gas - FHA. Tenant pays
Security System	Yes
Ceiling	Dropped acoustical ceiling system
Flooring	Ceramic tile and wood laminate
Lighting	Fluorescent lighting fixtures
Restroom	One (1) exclusive use
Area Businesses	<div><div>- Quality Shop</div><div>- Rwanda Bean Coffee</div><div>- Elsmere BBQ</div><div>- Pat's Meat Market</div><div>- Indulge Salon &amp; Day Spa</div><div>- Handiwork Studio</div></div>

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