

For Lease  
**Office/Retail Space**  
2,794± SF | \$10.00/SF NNN

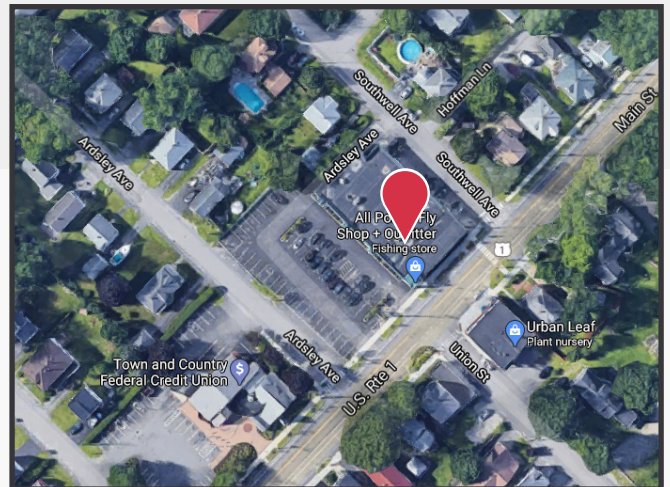


## 525 Main Street

South Portland, Maine

### Property Highlights

- Excellent visibility
- Ample, on-site parking
- Large conference room
- New LED light fixtures throughout suite



### Property Description

We are pleased to offer for lease a 2,794± SF of office/retail space at 525 Main Street in South Portland. The Property is easily accessible and offers excellent signage potential, on-site parking, and direct access from US Route One on Main Street. 525 Main Street is located approximately 1/4 mile from the Maine Turnpike/I-95 Connector Spur.

#### Broker Contact

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525 Main Street



## Property Overview

Building Size	11,639± SF
Available Space	Unit D: 2,794± SF
Assessor's Reference	Map 53, Lot 213
Zoning	Main Street Community Commercial (MSCC)
Year Built	2001
Construction	Masonry & steel
Utilities	Tenant is responsible for its pro-rata share of electricity & natural gas heat
Roof	Rubber membrane
HVAC	Gas-fired HVAC - air duct distribution
Signage	Available above the suite's entrance and on the property pylon sign
Parking	Ample, on-site
Miscellaneous	<ul style="list-style-type: none"><li>- Large conference room</li><li>- Exclusive use of men's and women's restroom</li><li>- Efficient layout</li><li>- Professionally managed property</li></ul>

**FOR LEASE : \$10.00/SF NNN**  
**Estimated NNN's : \$4.21/SF**

