

FOR LEASE

Office/Retail Space

4,495± SF | \$12.50/SF NNN



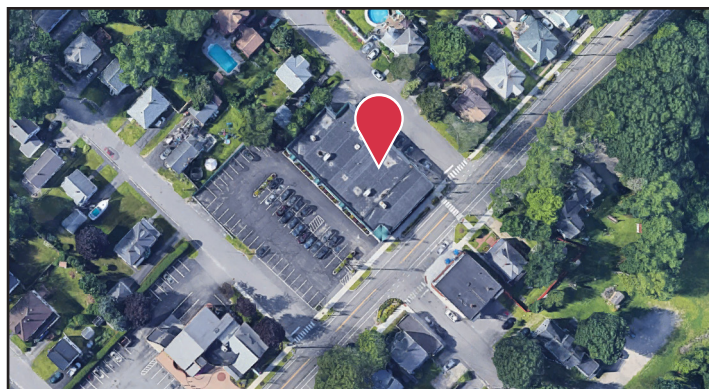
525 Main Street, South Portland, ME

Property Highlights

- *Excellent visibility & signage*
- *Ample, on-site parking*
- *Easy access to I-95*

Property Description

We are pleased to offer for lease a 4,495± SF office/retail suite 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. Join Special Olympics, T&T Development and All Points Fly Fishing.



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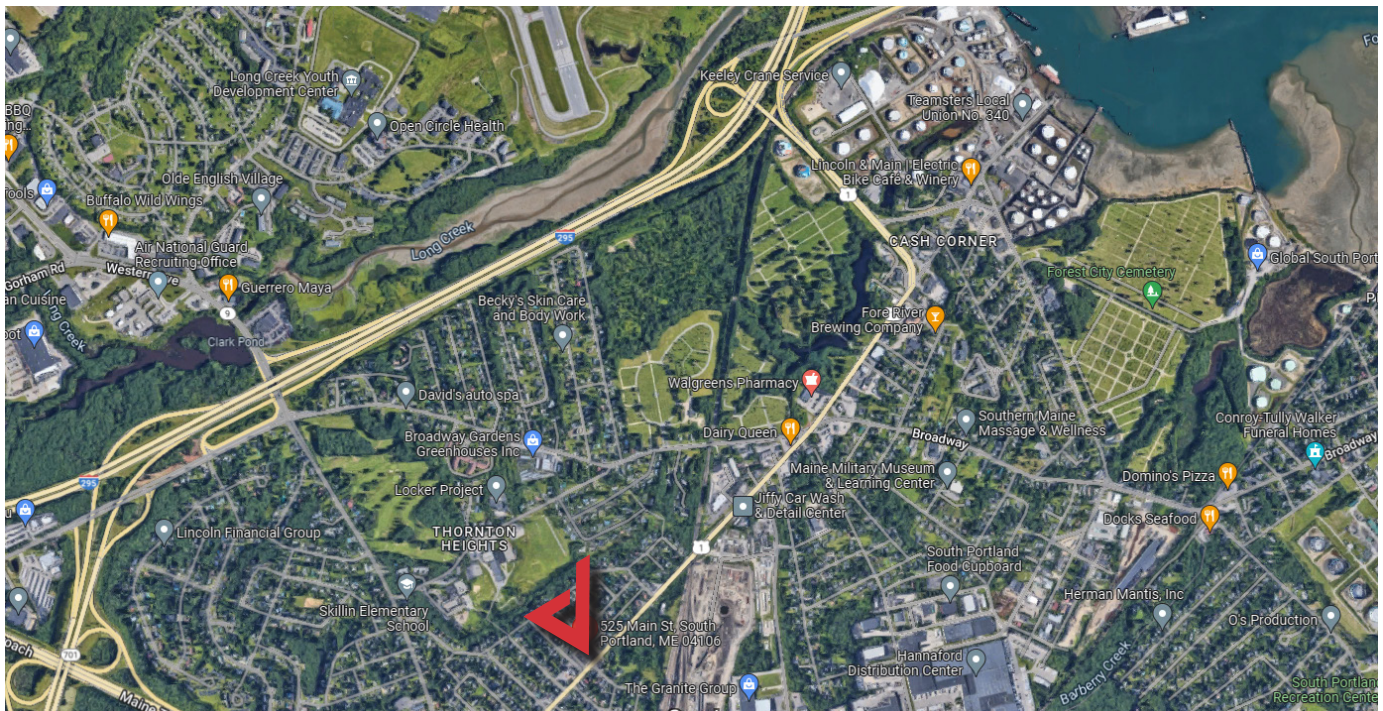
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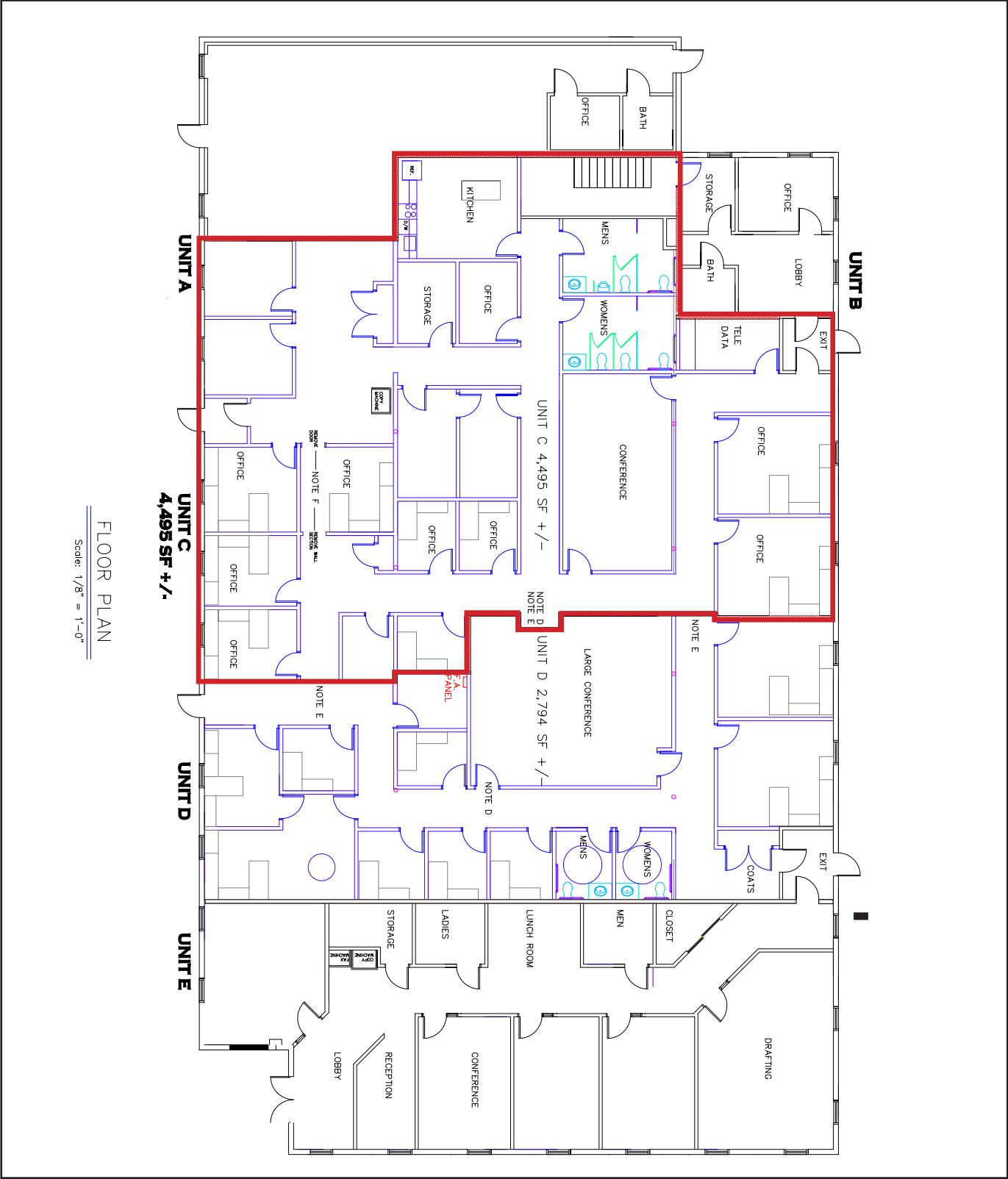
Property Overview

Owner	25 Spring Street, LLC
Building Size	11,639± SF
Available Space	Unit C: 4,495± SF
Zoning	Main Street Community Commercial (MSCC)
Assessor's Reference	Map 53, Lot 213
Year Built	2001
Construction	Masonry & steel
Utilities	Tenant is responsible for its pro-rata share of electricity & natural gas heat
Roof	Rubber membrane
Heat	Gas-fired HVAC
Signage	Available above the suite's entrance and on the property pylon sign
Parking	Ample, on-site

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Floor Plan



FLOOR PLAN

Scale: 1/8" = 1'-0"