

# FOR LEASE

## Office/Retail Space

1,979± SF | \$13.50/SF NNN



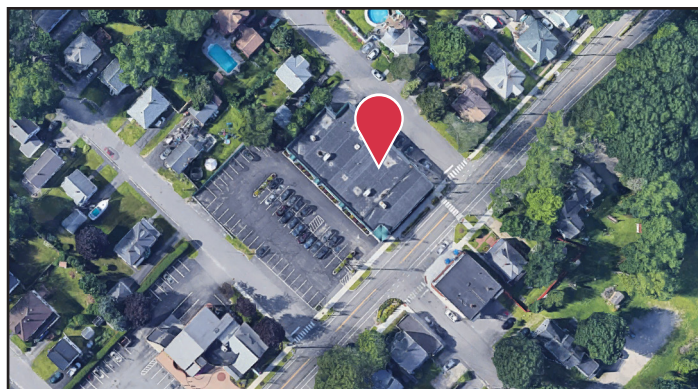
## 525 Main Street, South Portland, ME

### Property Highlights

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

### Property Description

We are pleased to offer a 1,979± SF office/retail suite for lease 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.



Tom Moulton, CCIM, SIOR | [tmoulton@dunhamgroup.com](mailto:tmoulton@dunhamgroup.com)

Katie Breggia | [katie@dunhamgroup.com](mailto:katie@dunhamgroup.com)

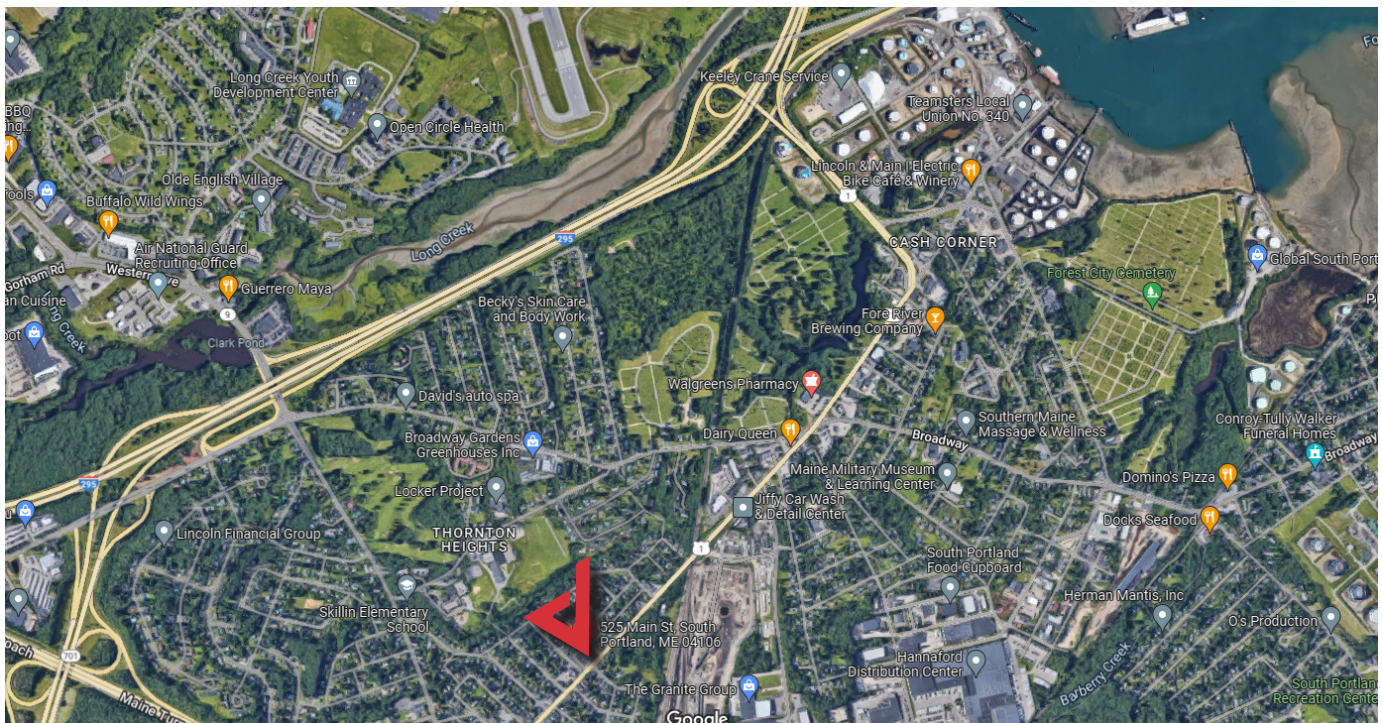
207.773.7100 | [dunhamgroup.com](http://dunhamgroup.com)



## Property Overview

Owner	25 Spring Street, LLC
Building Size	11,639± SF
Available Space	1,979± 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 and natural gas heat
Roof	Rubber membrane
Heating	Gas-fired HVAC
Signage	Available above the suite's entrance and on the property pylon sign
Parking	Ample, on-site

**FOR LEASE: \$13.50/SF NNN - NNN's : \$4.17/SF**





## Floor Plan

