

For Lease  
**Office Space**

833 - 3,902± SF



## 780 Broadway

South Portland, Maine

### Property Highlights

- Class A office Space
- New construction with high-end custom finishes
- Ample off-street parking

### Property Description

We are pleased to offer this one of a kind class A office space for lease. Newly constructed in 2016, this building offers unparalleled quality and craftsmanship. Amenities such as 20± foot tall ceilings, six (6) private bathrooms, two (2) custom metal staircases and extensive use of glass, make this space stand out.



#### Broker Contact

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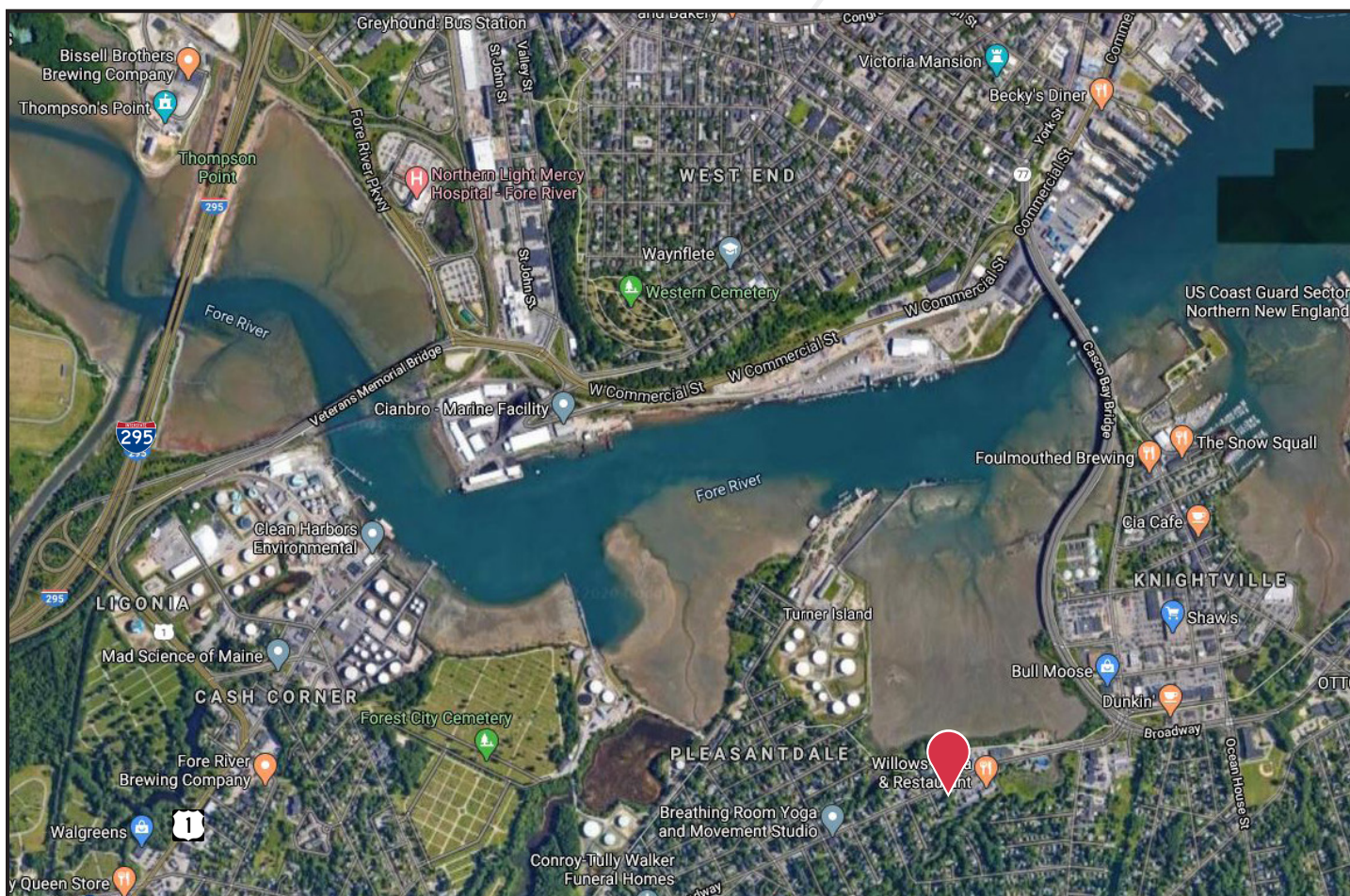
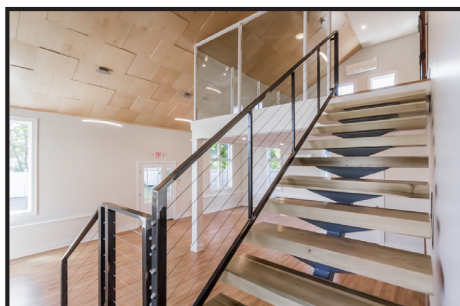
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## Property Overview

Owner	Seven Eighty Broadway LLC
Building Size	3,902± SF
Available Space	<p>Suite A: 1,050± SF - \$2,500/month MG <i>Completely gutted and rehabbed in 2016, custom metal staircase and extensive use of glass, two well appointed private bathrooms</i></p> <p>Suite B: 833± SF - \$1,600/month MG <i>New construction, open floor plan, handicap accessible</i></p> <p>Suite C: 1,219± SF - \$2,600/month MG <i>New construction, 20'± ceilings, custom metal stair case, high efficiency HVAC</i></p> <p>Finished Lower Space: 800+ SF - \$800/month MG <i>Private bathroom, 2 entrances, easily combined with Suites A or B</i></p>
Lot Size	0.27± acres
Assessor's Reference	Map 18, Lot 36
Deed Reference	Book 32754, Page 20
Taxes	\$5,636.41 (2019-2020)
Zoning	Residential District - G
Building Age	1947 - Full renovation and addition in 2016
Construction	Wood frame with vinyl shakes - Spray foam insulation throughout
Roof	Pitched, asphalt shingles - new in 2016
Flooring	Luxury vinyl plank flooring
HVAC	<p>Suite A - Gas-fired central HVAC</p> <p>Suite B - High efficiency commercial grade Mitsubishi HVAC system</p>
Utilities	Municipal water and sewer
Bathrooms	Six (6) private bathrooms total
Accessibility	Handicap compliant
Signage	Pylon signage along Broadway
Frontage	120'± on Broadway
Traffic Count	13,940 vehicles/day
Parking	Ten (10) dedicated paved spaces and ample street parking available
Miscellaneous	<ul style="list-style-type: none"> <li>• New Anderson windows throughout</li> <li>• Additional storage in basement</li> <li>• Extensive landscaping &amp; irrigation system</li> <li>• Monitored security system</li> </ul>

**FOR LEASE: \$800 - \$2,600/month MG**

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.