FOR LEASE

First Floor Medical/Retail

2,000 - 4,671± SF | $30.00/SF NNN



84 Marginal Way

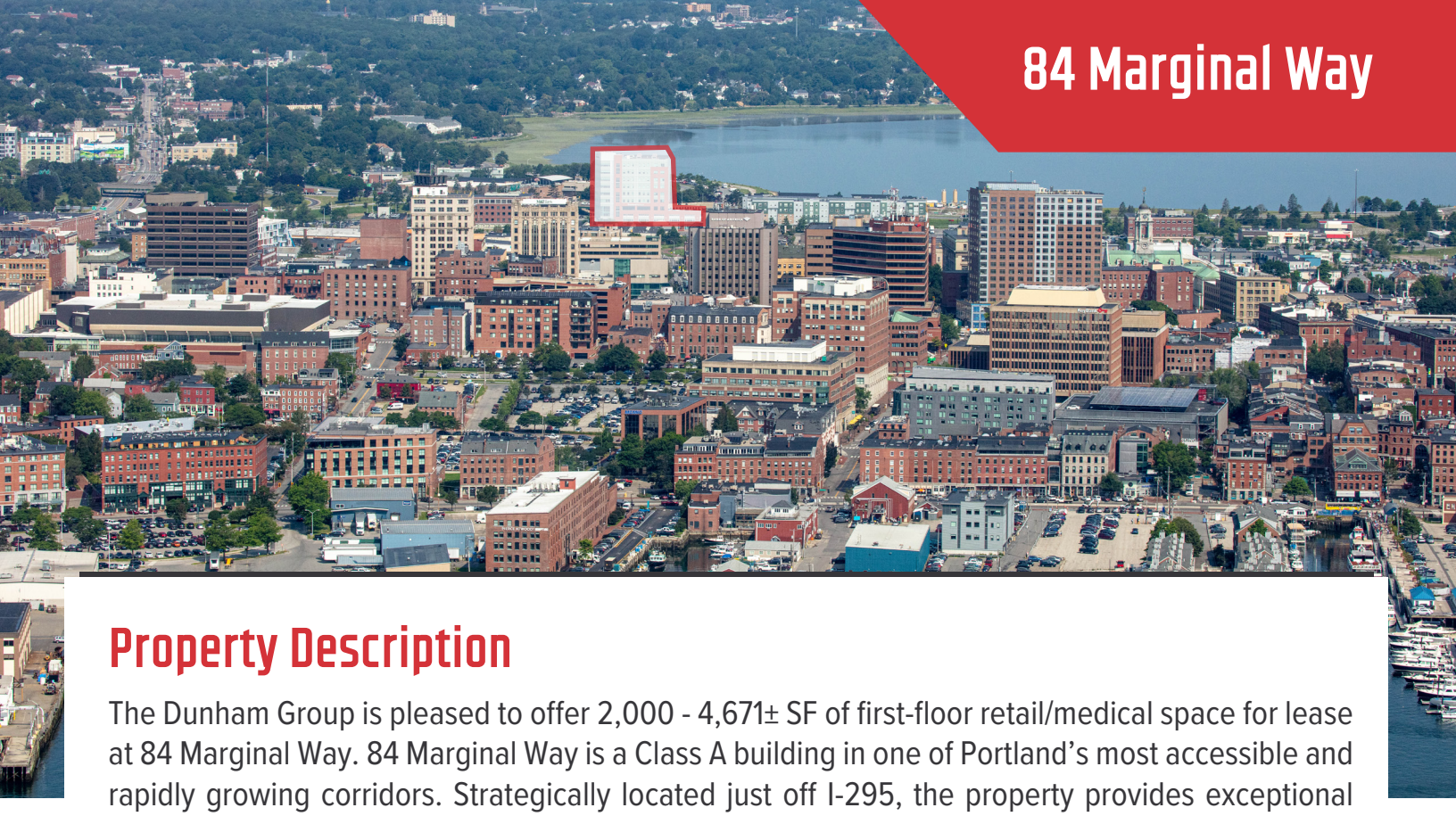
Portland, ME

- *Class A Medical/Retail Space*
- *Excellent Downtown Location*
- *Join Intermed*
- *20 Covered Parking Spaces Included*

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The Dunham Group | Commercial Real Estate

84 Marginal Way



Property Description

The Dunham Group is pleased to offer 2,000 - 4,671± SF of first-floor retail/medical space for lease at 84 Marginal Way. 84 Marginal Way is a Class A building in one of Portland's most accessible and rapidly growing corridors. Strategically located just off I-295, the property provides exceptional regional connectivity, making it easily accessible for customers, patients, and staff. The site benefits from strong traffic counts, excellent visibility, and convenient access to downtown Portland, surrounding neighborhoods, and major employment hubs.

Join InterMed, a leading healthcare provider, in a modern, professionally managed building designed to support high-quality medical, wellness and retail operations. The first-floor positioning ensures ease of access, prominent signage opportunities, and a patient/customer-friendly experience. The space is ideal for dental, physical therapy, optical, imaging, cosmetic/MedSpa, infusion therapy, chiropractic, and senior care providers.

A prime opportunity to establish your practice or business in a highly desirable Portland location with strong co-tenancy and outstanding accessibility.





84 Marginal Way



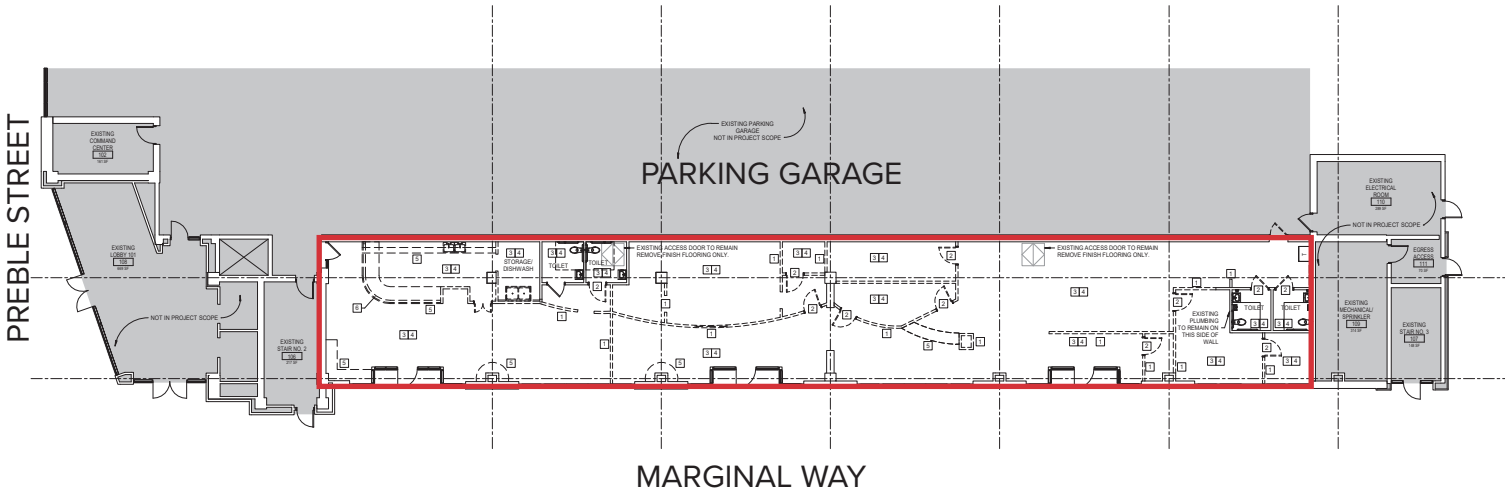
Property Overview

Owner	Portland MOB Partners, LLC
Building Size	285,570 SF - includes building and parking garage
Available Space	2,000 - 4,671± SF, 1st floor retail/medical
Lot Size	1.36± acres
Year Built	2008
Sprinkler	Full, wet system
HVAC	Gas-fired forced hot air, RTU
Parking	Available in adjacent garage
Assessors Reference	Map 34A, Block B, Lot 1
Zoning	B3 - Downtown Business & Coastal Flood Resilience Overlay (see attached)
Building Tenants	Intermed
Traffic Count	13,485 vehicles/day
Parking	20 spaces located in the connected garage at no additional cost to tenants

FOR LEASE : $30.00/SF NNN

84 Marginal Way

1ST FLOOR









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.