



# FOR SALE/LEASE

352 WARREN AVENUE  
PORTLAND, ME 04103

**LEASE RATE:**  
**\$13.00/SF NNN**

**SALE PRICE:**  
**\$725,000**

- Two commercial condos offering 2,350 to 4,700± SF of office space.
- End-cap suites, currently built out as beautiful office space with recent updates and an abundance of natural light.
- The current layout offers a balance of private offices, open work area, conference space, and more.
- This ideal location provides high visibility and easy access to I-95 Exit 48.
- Free on-site parking.

## PROPERTY DETAILS

ASSOCIATION	Warren Avenue Trade Center Owners Association
BOOK/PAGE	25683/017
ASSESSOR'S REFERENCE	Map 303, Block G-001, Lot 007 Map 303, Block G-001, Lot 008
AVAILABLE SPACE	1st Floor: 2,350± SF 2nd Floor: 2,350± SF Combined: 4,700± SF
STORIES	Two (2)
YEAR BUILT	1988
ZONING	B4 - Commercial Business
HVAC	Gas-fired, Central A/C
UTILITIES	Municipal water & sewer
PARKING	Parking in-common with tenants
ESTIMATED NNN EXPENSES	\$4.50/SF
LEASE RATE	\$13.00/SF NNN
SALE PRICE	\$725,000





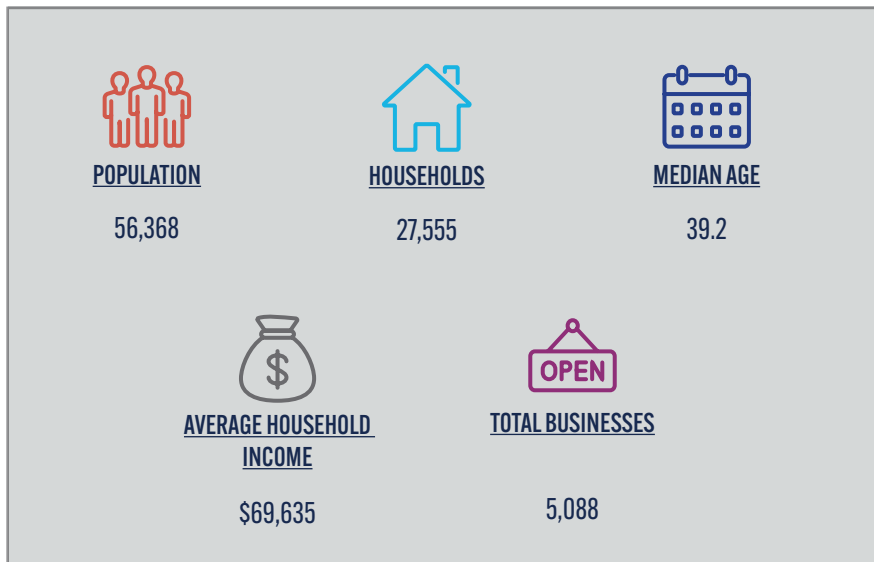
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## DEMOGRAPHICS 3-5 MILE RADIUS



## CONTACT US



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