



For Lease

High Visibility Office Space

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235 Portland Road
Gray, ME

Property Highlights

- Highly visible office space available for lease with pylon signage and plenty of on-site parking
- 2,500± to 10,000± SF of shell condition office/commercial space that can be designed to suit your needs
- Competitive tenant improvement allowances and flexible layouts
- Great exposure with 580' of frontage on Route 100/Portland Road
- Less than 3 miles to Exit 63 off I-95 and about 5 minutes to the center of town, offering many amenities including banks, grocery stores, USPS, restaurants, gas stations, Dollar Tree, and more

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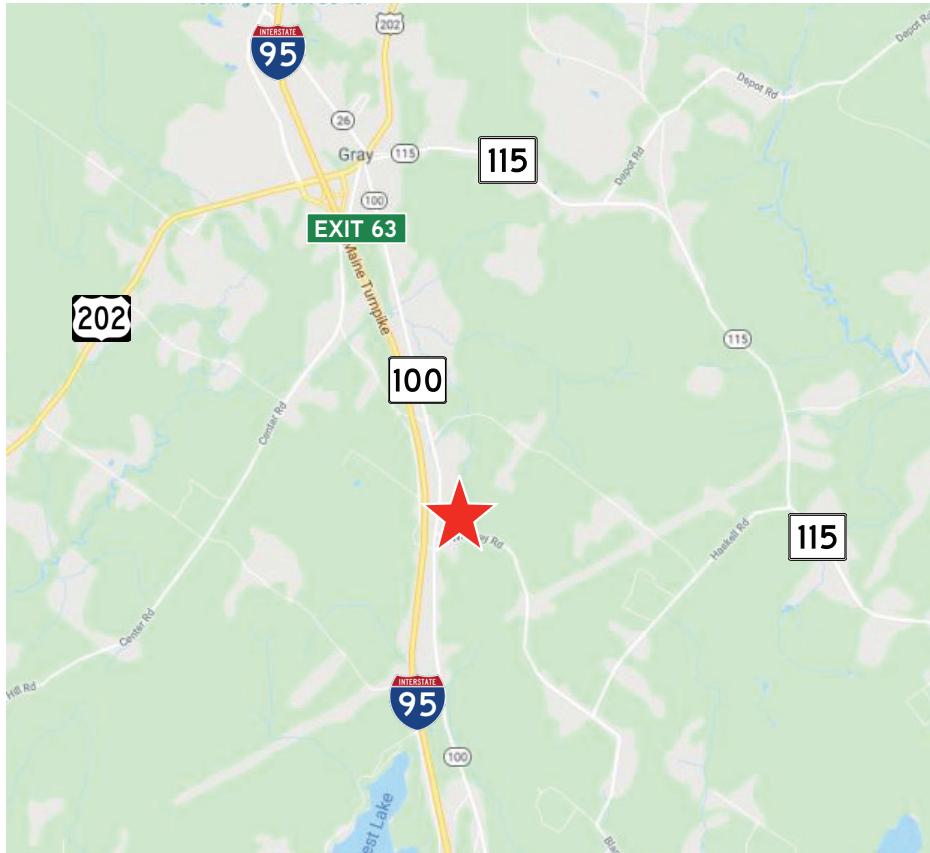
Accelerating success.

For Lease

Specifications

Address:	235 Portland Road, Building 2
Location:	Gray, ME 04039
Owner(s):	235 PR, LLC
Map/Lot:	36/002
Book & Page:	35257 & 252
Building Type:	Office/mixed-use
Year Built:	1990
Total Building SF:	10,000±
Available SF:	2,500± to 10,000±
Utilities:	Municipal water & septic Mini splits (to be installed)
Zoning:	Commercial
Parking:	Ample
Lease Rate:	\$16.00 modified gross

Aerial



Contact us:

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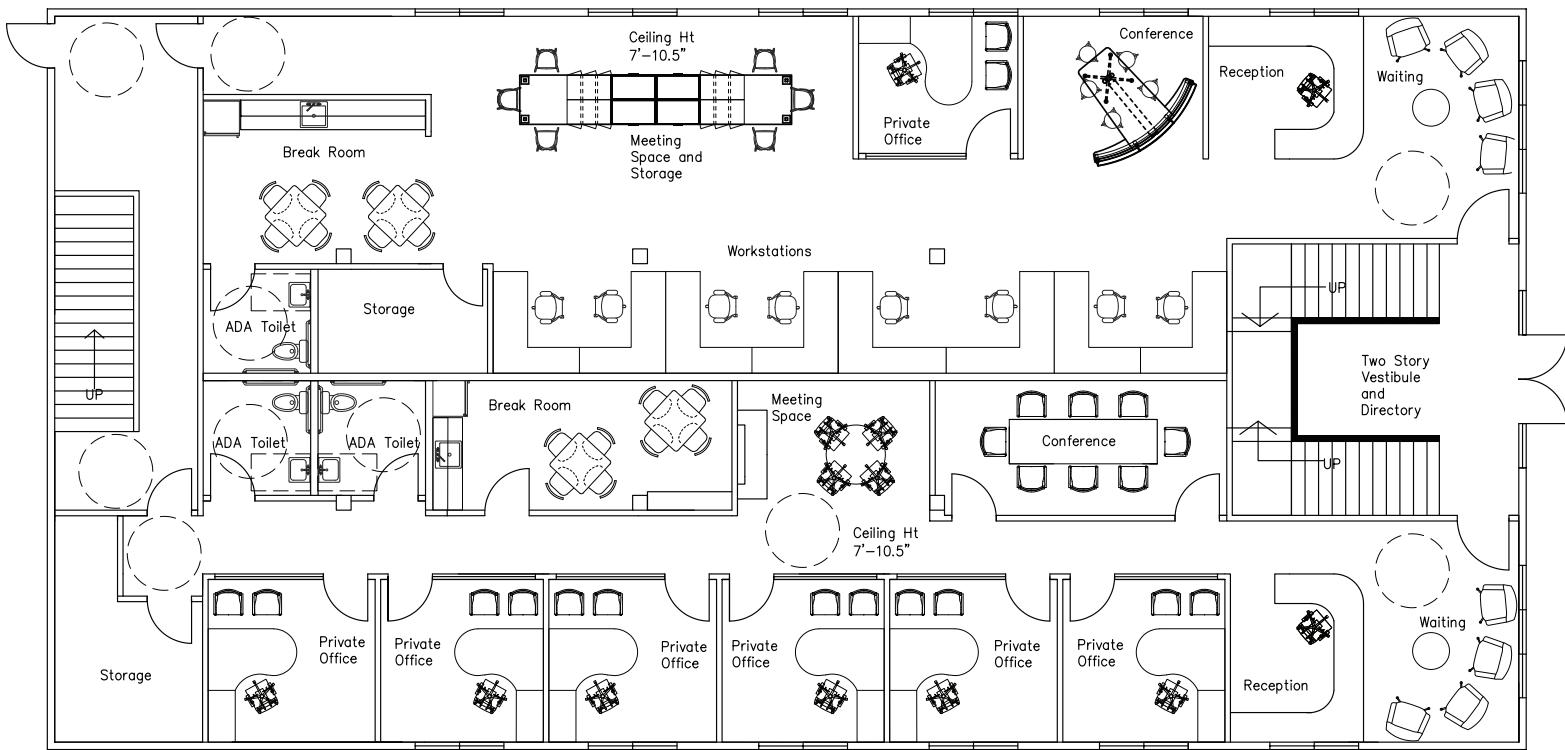
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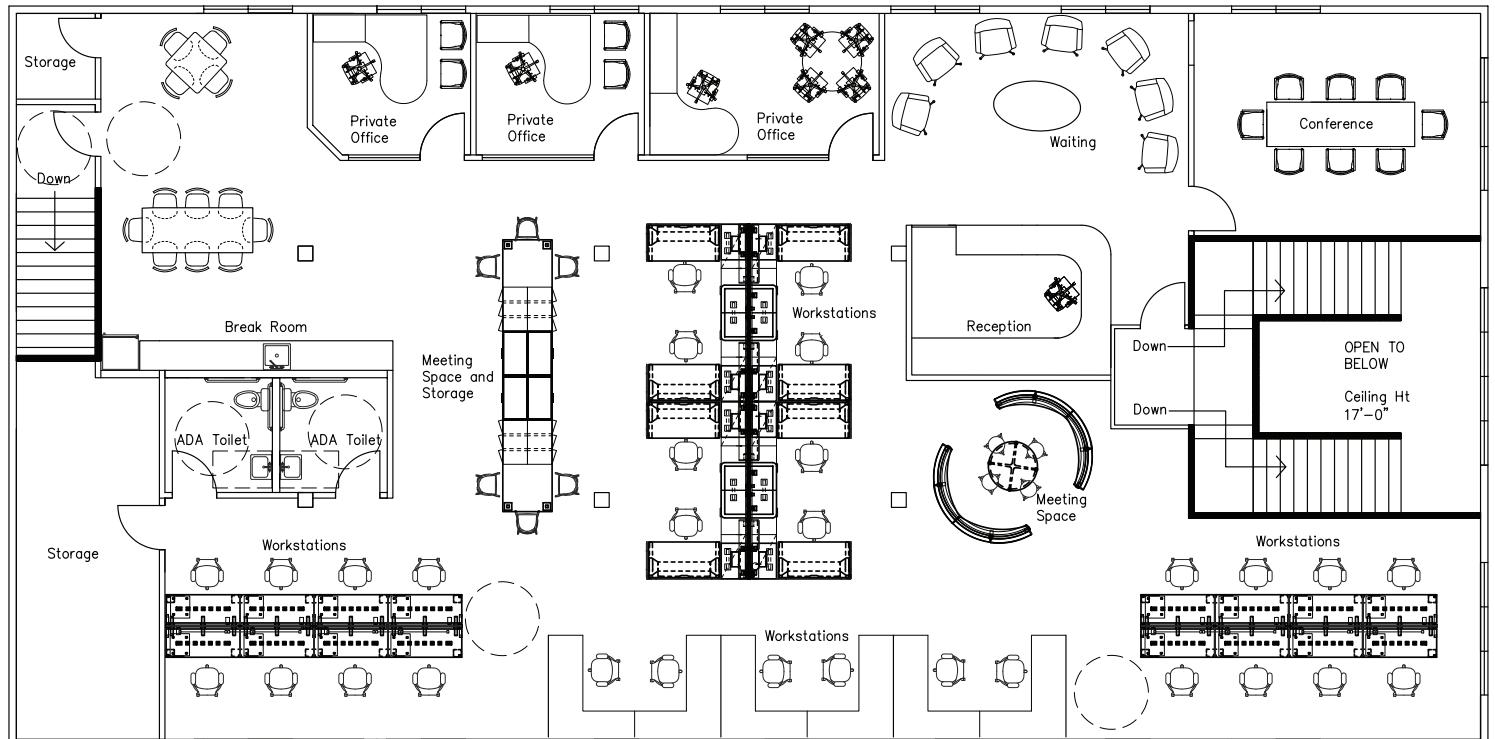
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Building 2 Sample Layout

First Floor



Second Floor



* Conceptual plans subject to change per tenant requirements