



HIGHLY VISIBLE RETAIL/OFFICE UNIT

FOR LEASE

191 MARGINAL WAY
PORTLAND, ME 04101

- 3,522± SF retail/office unit
- Exceptionally well-located, mixed-use building; walkability score of 93
- Marginal Way frontage and high exposure to I-295
- Rare opportunity for retail, office and medical users to join anchor tenants ConvenientMD, Dunkin', Thrive Dental Studio and PetMedic
- Close to I-295 on/off ramps with combined traffic counts in excess of 70,000 per day

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191 MARGINAL WAY, SUITES E-F
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PROPERTY DETAILS

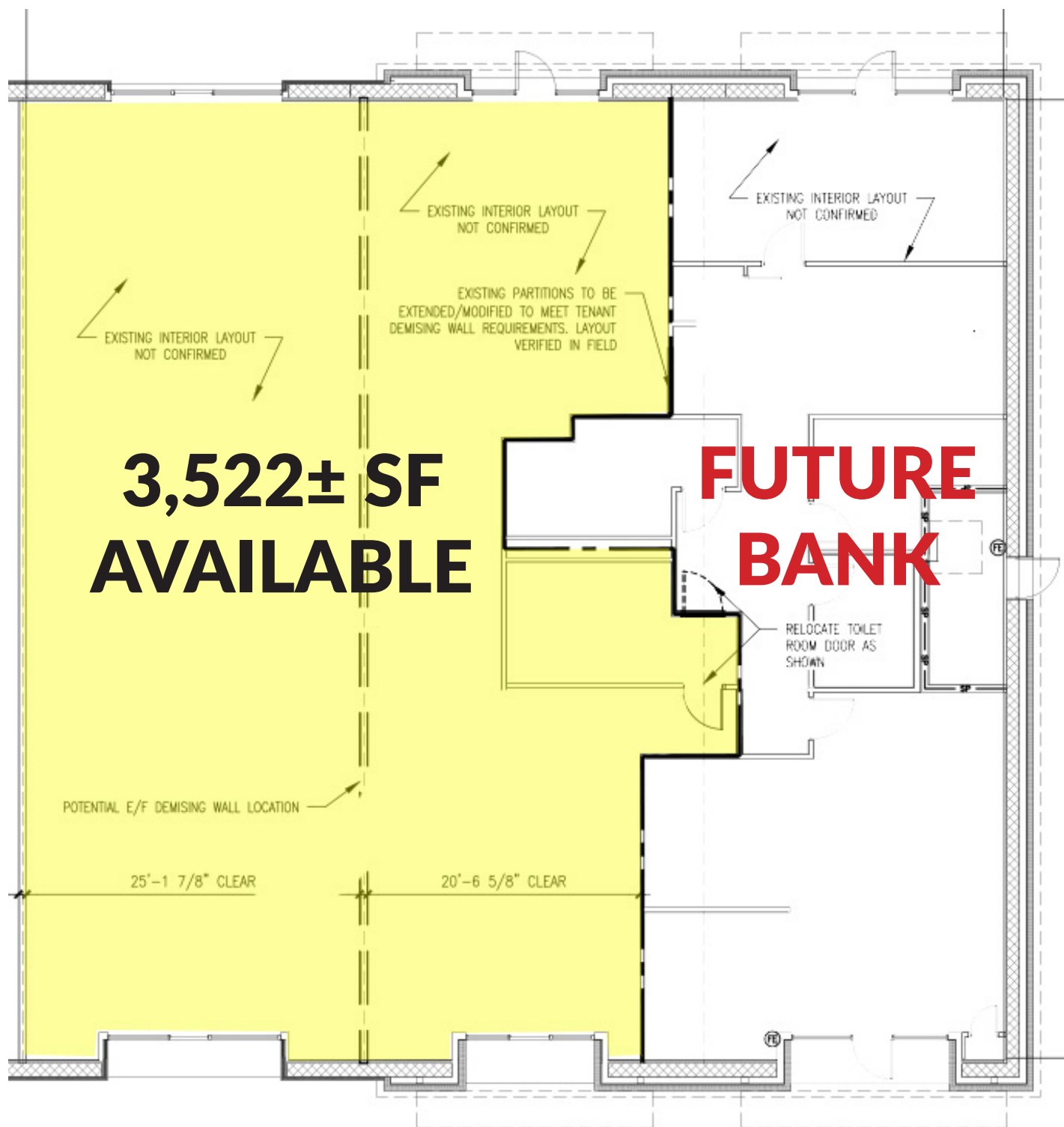
OWNER	Earle W. Noyes & Sons
ASSESSOR'S REFERENCE	Map 24, Block C, Lot 21 Map 25, Block B, Lot 9
BUILDING SIZE	16,750± SF
AVAILABLE SPACE	3,522± SF
# OF STORIES	One (1)
INTERIOR LAYOUT	Mixture of private offices and open area with a conference room, break room and kitchenette
RESTROOMS	Two (2)
YEAR BUILT	1969, Completely Renovated in 2016/2017
HVAC	Heat - Natural gas-fired AC - Electric Separately metered
ZONING	B3 - Downtown Business
LOT FRONTAGE	303' on Marginal Way
UTILITIES	Municipal water/sewer
SIGNAGE	Monument and building signage
PARKING	Eighty-eight (88) spaces in common
LEASE RATE	\$38.00/SF NNN
REAL ESTATE TAXES	\$3.47/SF (Est.)
NNN EXPENSES	\$6.11/SF (Est.)



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FLOOR PLAN



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