



FOR LEASE

191 MARGINAL WAY
PORTLAND, ME 04101

- 1,620 - 3,522± SF retail/office space
- 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

**HIGHLY VISIBLE
RETAIL/OFFICE
SPACE**

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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	1,620 - 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	3,522± SF	\$38.00/SF NNN
	1,620 - 1902± SF	\$45.00/SF NNN
REAL ESTATE TAXES	\$3.47/SF (Est.)	
NNN EXPENSES	\$6.11/SF (Est.)	

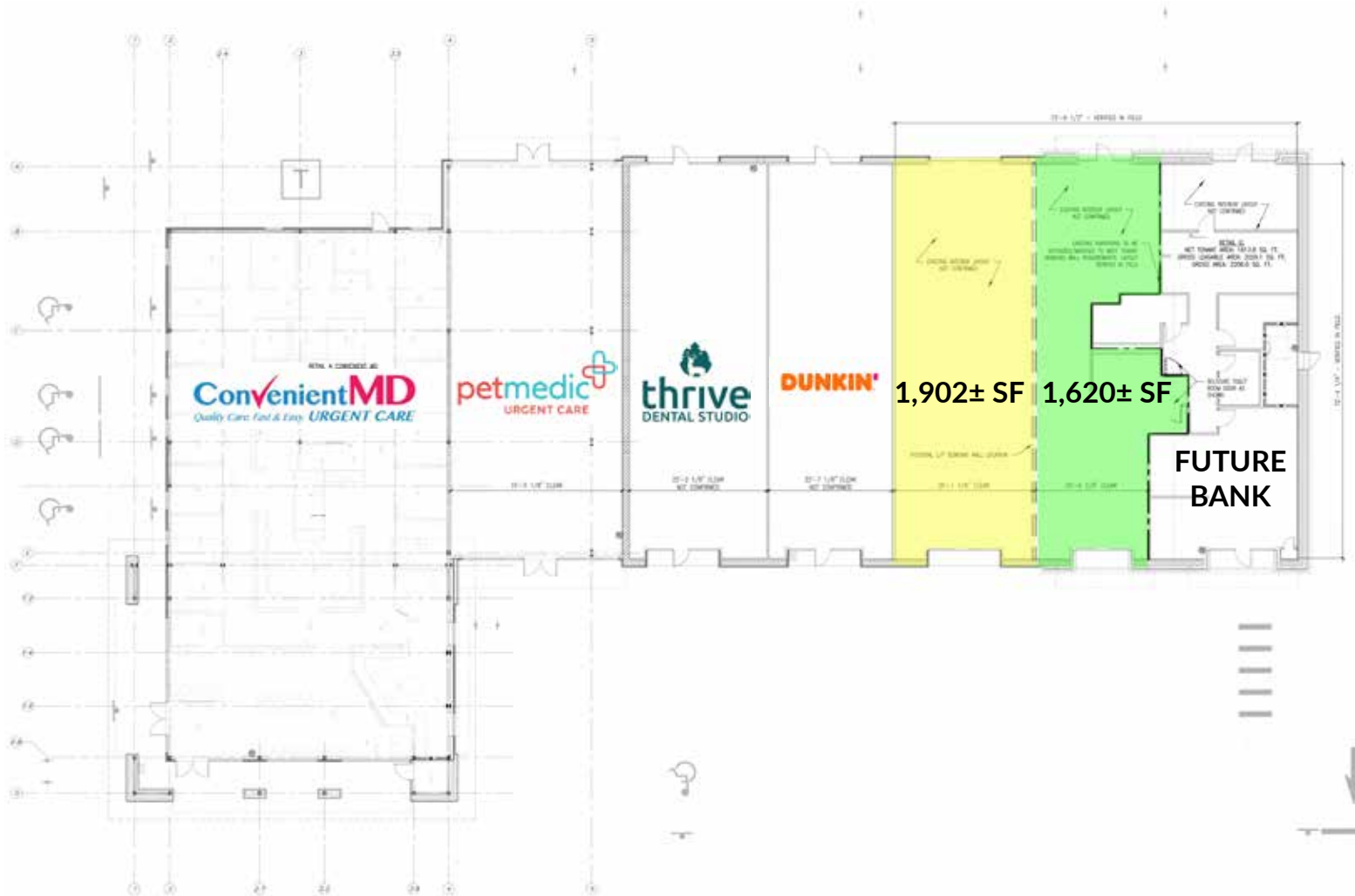


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SITE PLAN



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CONTACT US



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