

FOR LEASE OFFICE

980 Forest Avenue • Portland, ME



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1,100± SF OFFICE SPACE

- First floor suite, #102, nicely configured for a small office user with two offices and open work area, kitchenette and private bath
- Ample free parking
- Great location, easily accessible to downtown Portland

LEASE RATE: \$1,600/Mo Gross
Tenant pays electricity



PROPERTY SUMMARY

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Site Info

OWNER:	Spe-Ad Inc
DEED:	Book 32866 Page 02
ASSESSOR:	Map 143 Block A Lot 65
LOT SIZE:	0.8717± AC
SIGNAGE:	Street pylon and interior
PARKING:	Two parking lots shared in common in front and behind building
ROAD FRONTAGE:	200'±
TRAFFIC COUNT:	21,830 AADT - check with MDOT
ZONING:	RP - Residential Professional

Building Info

BUILDING SIZE:	18,792± SF
YEAR BUILT:	1976, refurbished in 2016
CONSTRUCTION:	Wood-frame
STORIES:	Two-story office/service
ROOF:	Pitched, shingles
SIDING:	Clapboard and masonry mix
FOUNDATION:	Slab
FLOORING:	New carpet to be installed
CEILING HEIGHT:	8'±
LIGHTING:	New LED lighting to be installed
ELECTRICITY:	Tenant responsibility
HVAC:	Heat and air conditioning included
UTILITIES:	Municipal water/sewer
LIFE SAFETY:	Central fire alarm
RESTROOM:	One private restroom



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