



PROFESSIONAL OFFICE SUITE

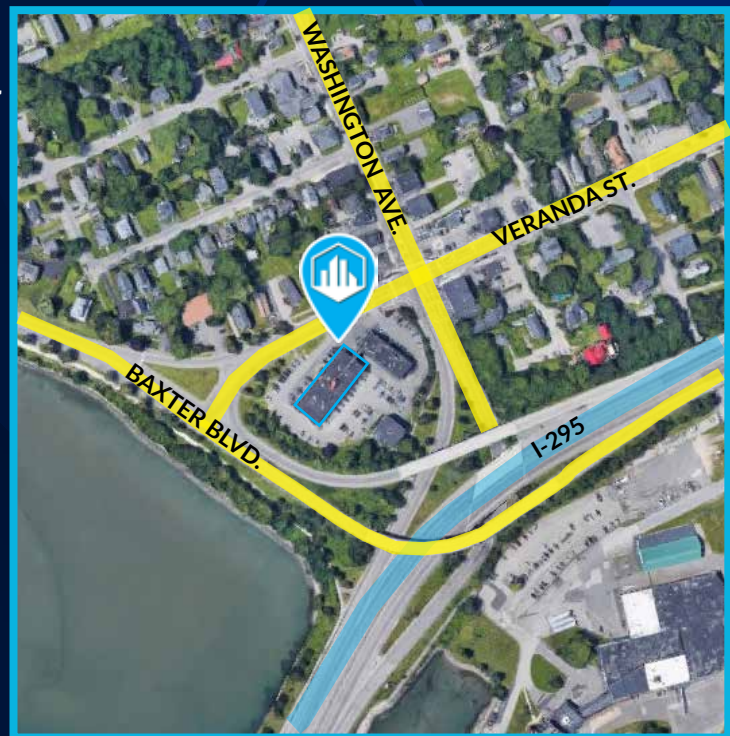
970 BAXTER BOULEVARD, PORTLAND, ME 04101



Lease Rate: \$16.00/SF NNN

PROPERTY HIGHLIGHTS

- 2,205± SF second-floor office suite available for lease in this ideally located office building along Portland's Back Cove.
- Just off the Portland Peninsula, this location provides easy access to I-295 North and South, as well as Downtown Portland.
- Free, on-site and reserved covered parking. See broker for details!



PROPERTY DETAILS

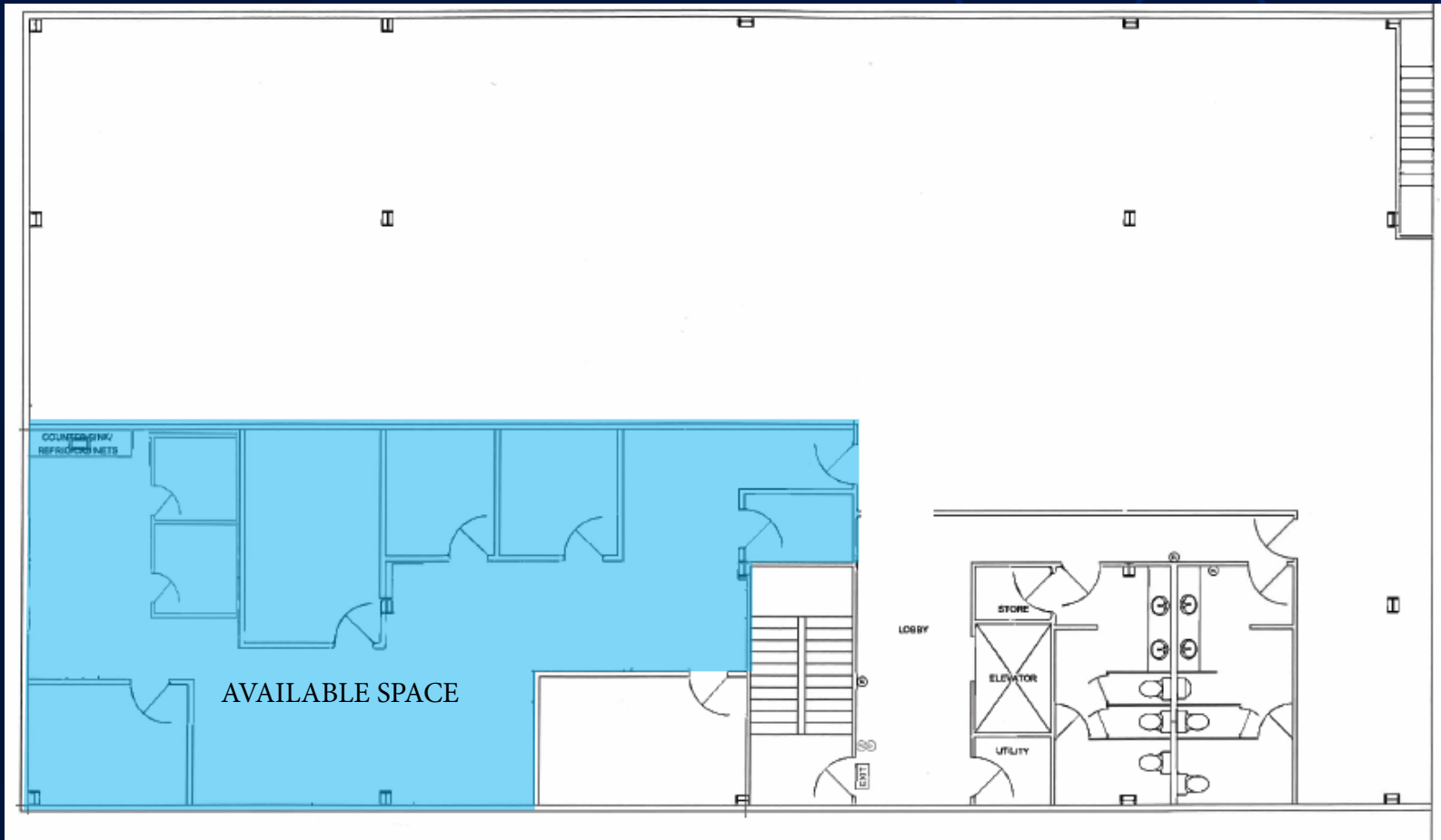
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OWNER	L Wood 380, LLC
AVAILABLE SPACE	Second floor: 2,205± SF
BUILDING SIZE	30,807± SF
LOT SIZE	1.253± AC
ZONING	TOD-1 - Transit Neighborhood
HVAC	Gas-fired heat Central A/C
UTILITIES	Municipal water and sewer
SPRINKLER	Fully-sprinklered wet system
ELEVATOR	One (1) passenger elevator
PARKING	Free, on-site and reserved covered parking - See broker for details!
LEASE RATE	\$16.00/SF NNN
EST. NNN EXPENSES	\$5.62/SF



FLOOR PLAN

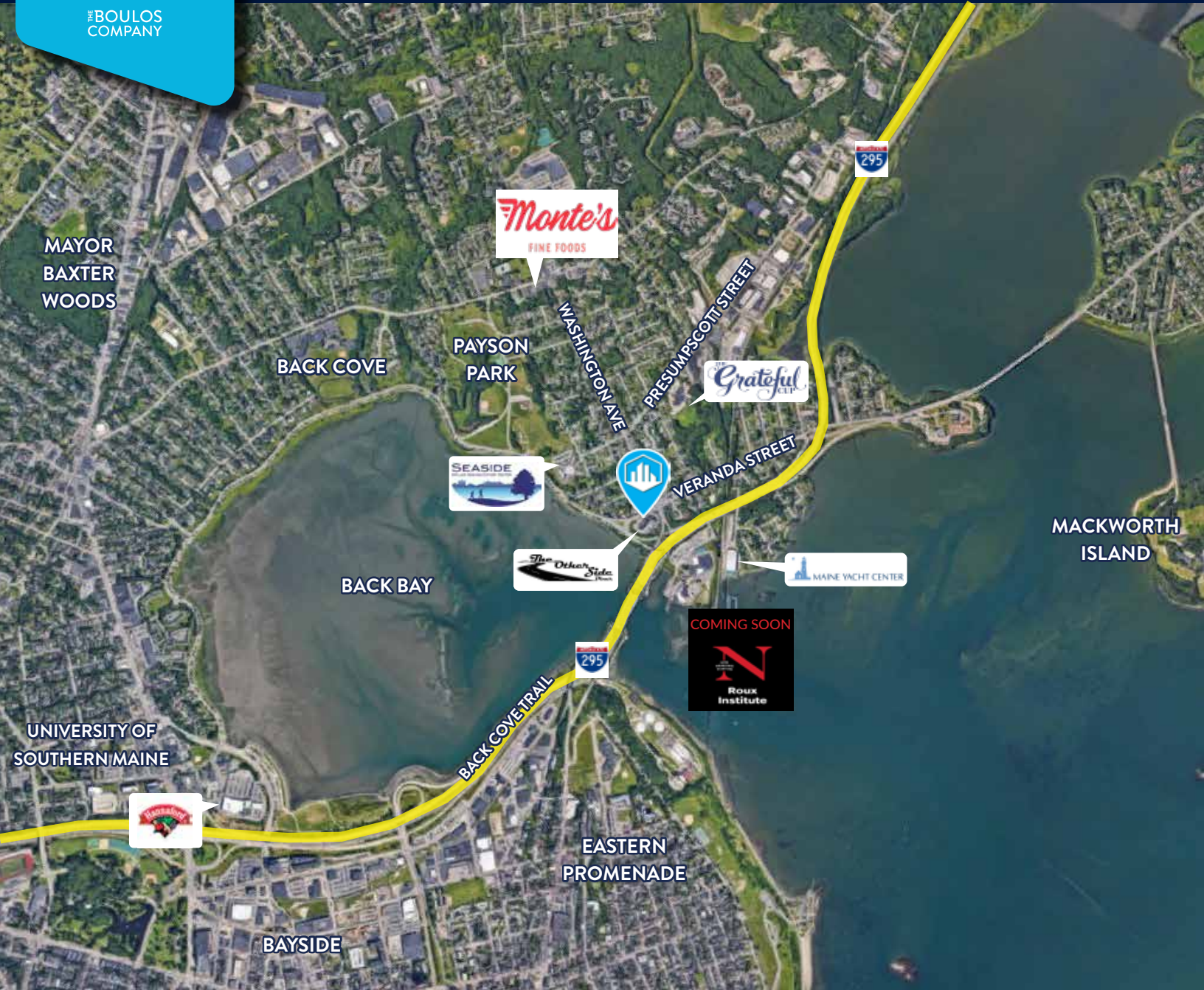
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PROFESSIONAL OFFICE BUILDING

970 BAXTER BOULEVARD, PORTLAND, ME 04101



CONTACT US



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