

FOR LEASE | OFFICE SPACE

406 Yellowbird Road | Portland, ME



3,200± SF OFFICE SPACE

- 3,200± SF office suite on the second floor
- Open space with a conference room, executive offices and employee lounge/kitchenette
- Convenient Jetport location with easy access to the Maine Mall area, downtown Portland and I-95/I-295

LEASE RATE: \$13.75/SF MG



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PROPERTY SUMMARY

406 Yellowbird Road | Portland, ME



OWNER: Hangar Associates LLC

ASSESSOR: Map 199, Block A, Lot 1

LOT SIZE: 0.87± AC

BUILDING SIZE: 10,400± SF

SPACE AVAILABLE: 3,200± SF on 2nd floor

CONFIGURATION: Open work space, 2 private offices, a large conference room, kitchen & server room

STORIES: Two (2)

YEAR BUILT: 1988

ROOF: Flat

SIDING: Brick veneer

FLOORING: Carpet

ELECTRICAL: 400 amp

HVAC: Forced hot air; central A/C

RESTROOM: Shared in common

UTILITIES: Municipal water & sewer

SPRINKLER: Full wet

SIGNAGE: Lobby directory

PARKING: Ample on-site

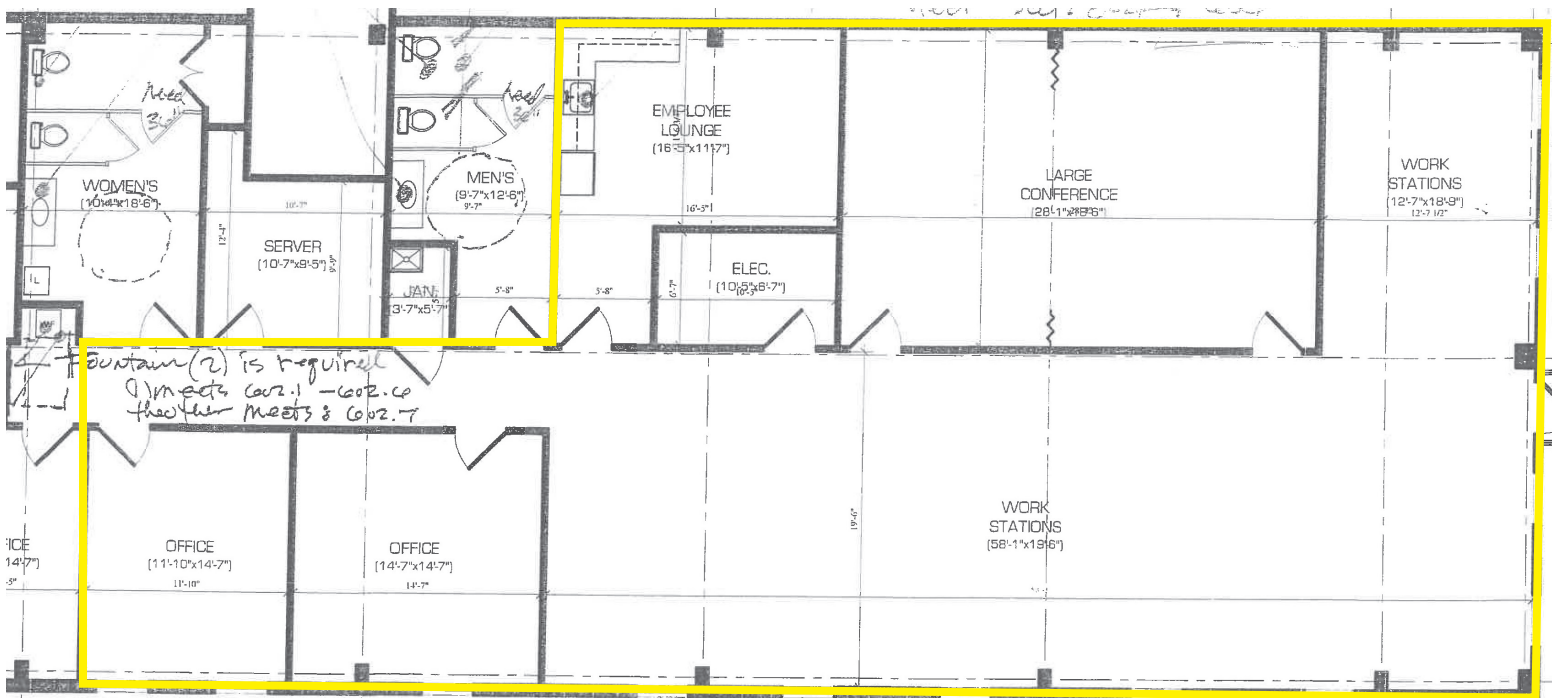
ZONING: Airport Business

PROPERTY TAXES: \$29,397.02 (2018)



FLOOR PLAN

406 Yellowbird Road | Portland, ME



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Image Landsat / Copernicus

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