

**FLEX
SPACE**



FOR LEASE

190 RIVERSIDE STREET, UNIT 4A
PORTLAND, ME 04103

- 2,400± SF flex unit available, including a 10'x12' OHD, in a professionally managed and beautifully maintained office building
- Located immediately off of Maine Turnpike Exit 48, with signage on Riverside Street
- The property features ample on-site parking, excellent visibility and a tenant mix of many professional office users
- \$14.00/SF NNN


**THE BOULOS
COMPANY**
COMMERCIAL REAL ESTATE

FOR LEASE

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PROPERTY DETAILS

OWNER OF RECORD	Bounty Development, LLC
BUILDING SIZE	45,421± SF
AVAILABLE SPACE	Suite 4A: 2,400± SF
LOT SIZE	7.2± Acres (per assessor)
ASSESSOR'S REFERENCE	267-A-5
YEAR BUILT	1988
CONSTRUCTION	Block brick
OVERHEAD DOOR	One (1), 10'x12'
LOCATION	Less than 1 mile from Turnpike Exit 48
TRAFFIC COUNTS	29,160 AADT (2022)
PARKING	168± on-site paved parking spaces in common with other tenants
ZONING	B-4 Commercial
HVAC	Central HVAC
BUILDING TENANTS	Evergreen Home, H&R Block, Body by John, Correct Transport, Lindenmyer Munroe, Regional Home Care, Transcore, Trident Fly Fishing, Elite Cameron, Mr. Handyman of Greater Portland, LearningWorks and Connected Office Technology
LEASE RATE	Suite 4A: \$14.00/SF NNN
REAL ESTATE TAXES	\$1.63/SF (Est.)
NNN EXPENSES	\$3.26/SF (Est.)

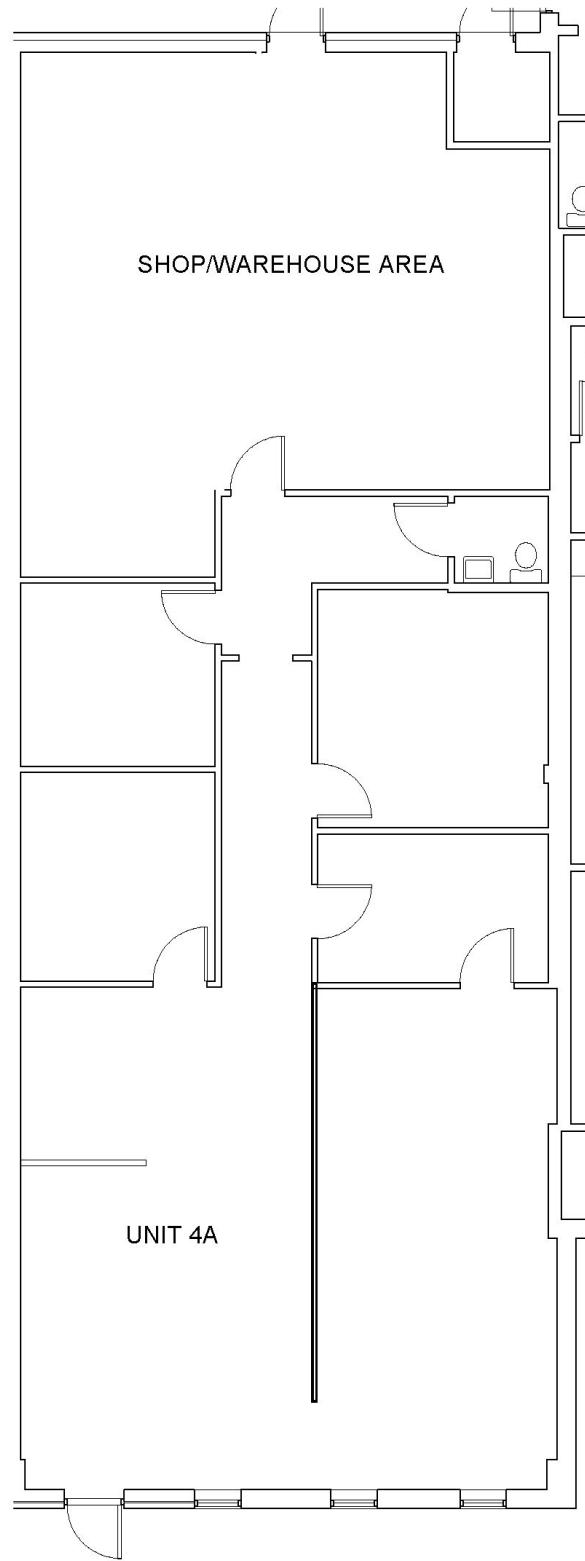


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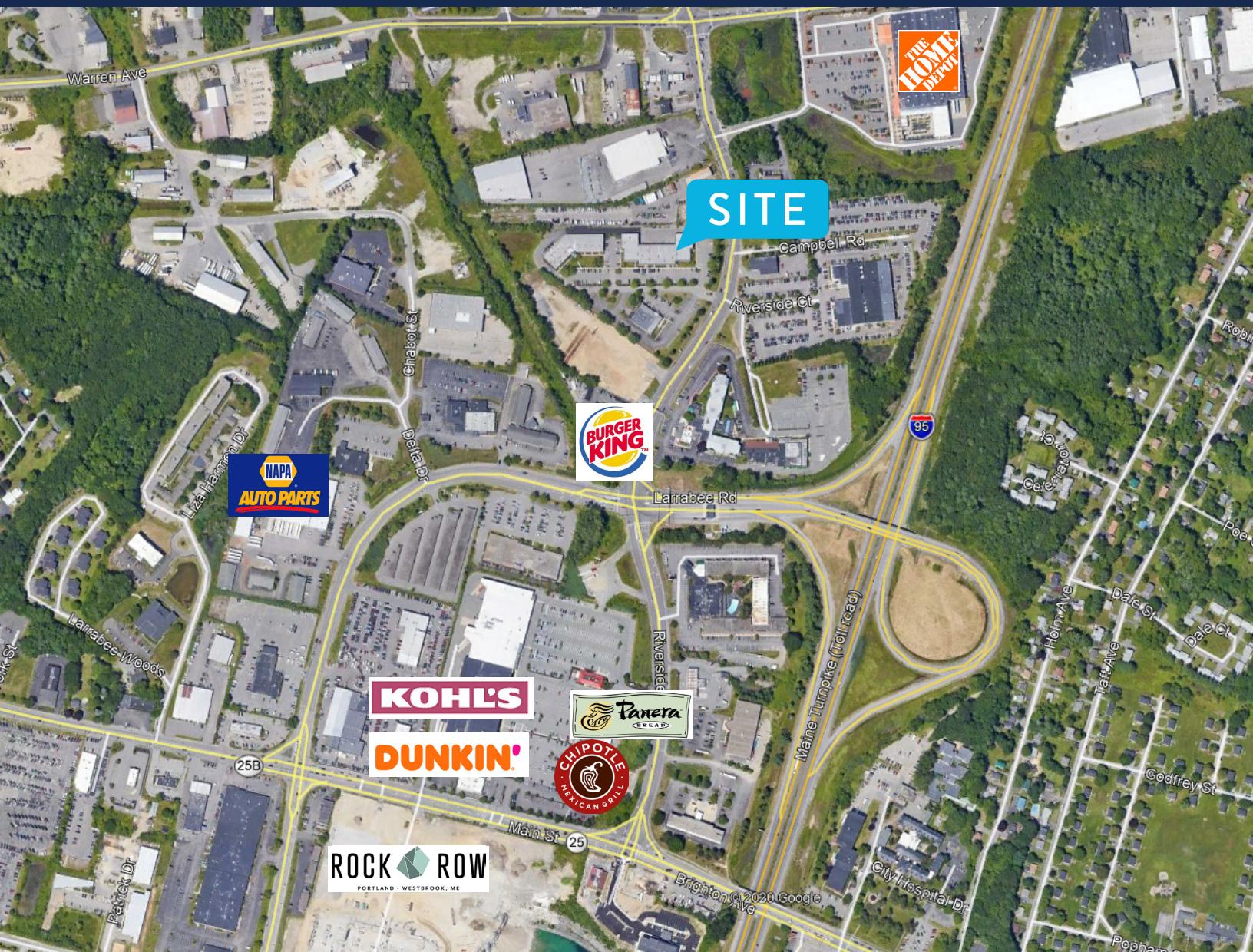
FLOOR PLAN



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