

FOR SUBLEASE

Office Space

3,225± SF | \$15.25/SF NNN



500 Washington Avenue, Portland

Property Highlights

- Close proximity to US Route 1 and I-295
- Direct access to Downtown Portland
- On-site parking at no additional cost
- ADA/Elevator Access
- Abundance of natural light



Property Description

We are pleased to offer for sublease 3,225± SF of office space at 500 Washington Avenue in Portland. Conveniently located at the intersection of Washington Avenue and Veranda Street. This location allows for unprecedented access and visibility to Greater Portland and Downtown.

Broker Contact

Sam LeGeyt, SIOR | sam@dunhamgroup.com

Jim Harnden | jim@dunhamgroup.com

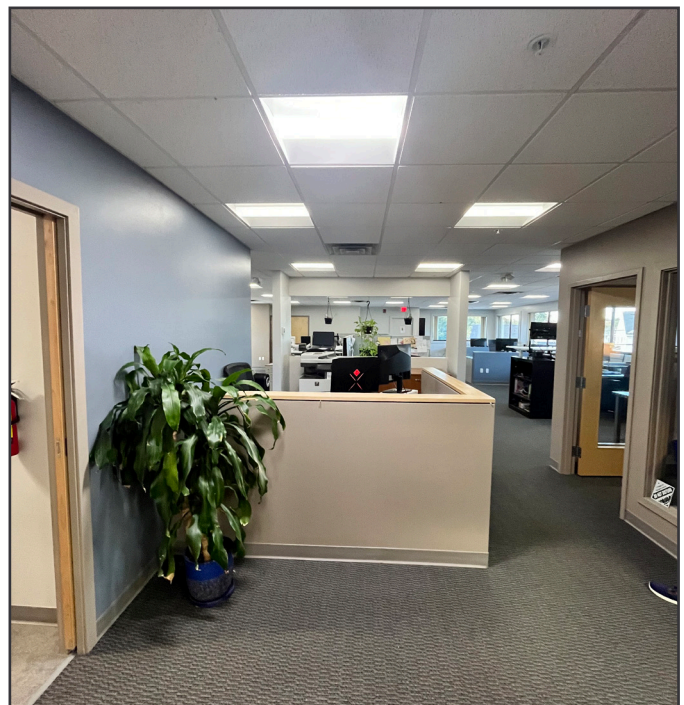
207.773.7100 | www.dunhamgroup.com



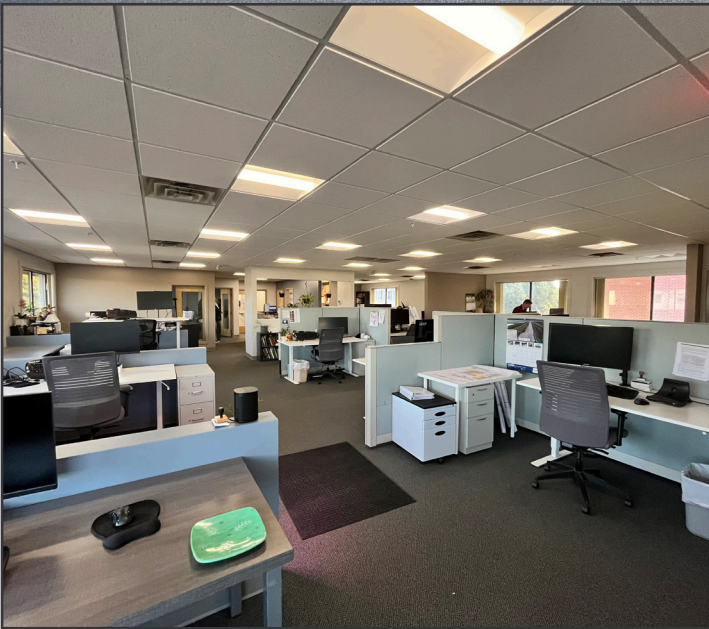
Property Overview

Sublandlord	Acorn Engineering, Inc.
Building Size	14,472± SF
Assessor's Reference	Map 429, Block I, Lot 7
Available Space	3,225± SF - Second Floor
Zoning	B-2 - Business Community
Utilities	Municipal water and sewer
HVAC	Gas-fired heat, central A/C
Sprinkler System	Yes
Bathrooms	In-common
Parking	Free, on-site, in-common (4/1,000 SF)
Trash Removal	Included in CAM
Lease Expiration	June 14, 2027
Traffic Counts	27,271± vehicles/day

FOR SUBLEASE : \$15.25/SF NNN Estimated NNNs : \$6.40/SF

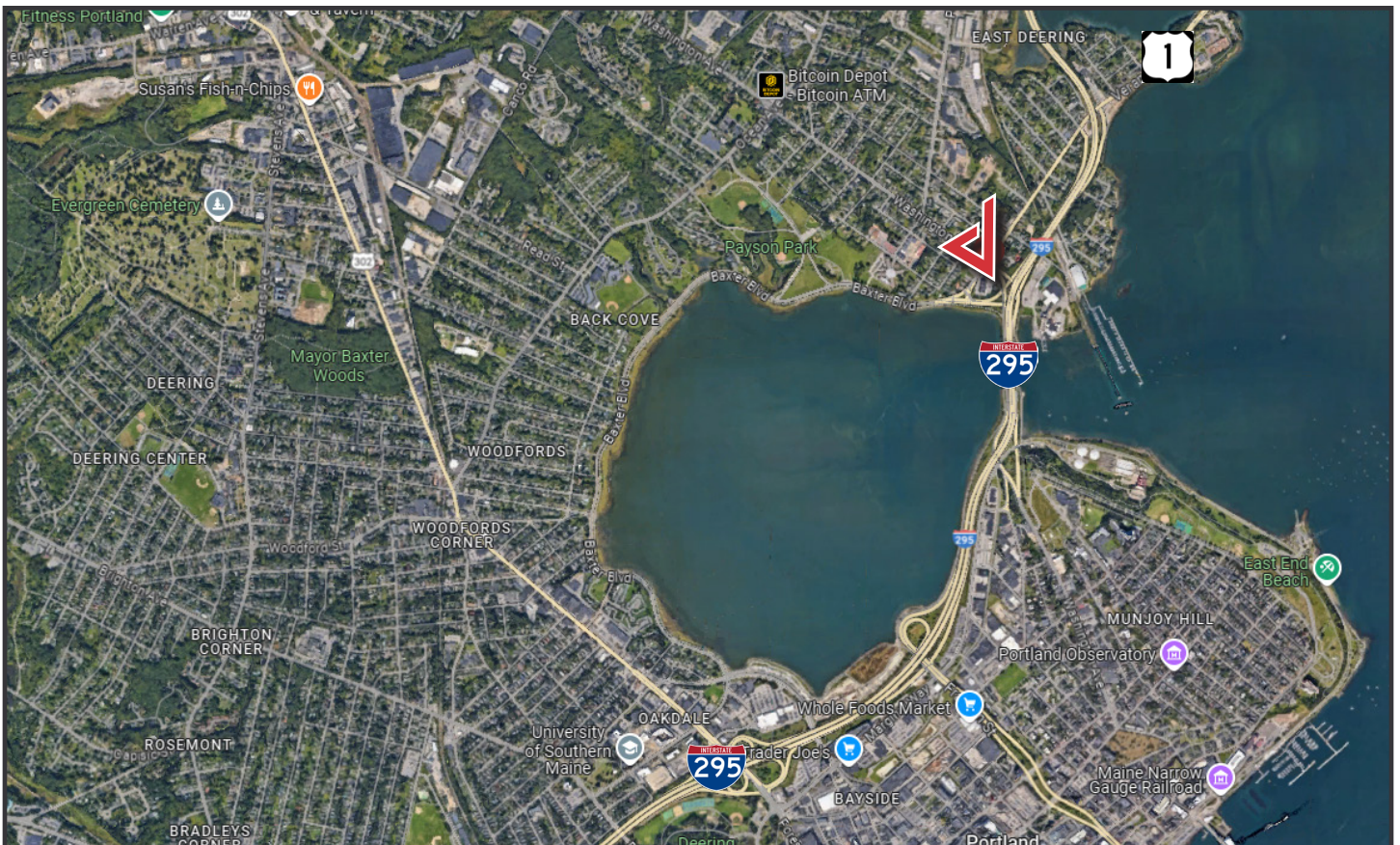
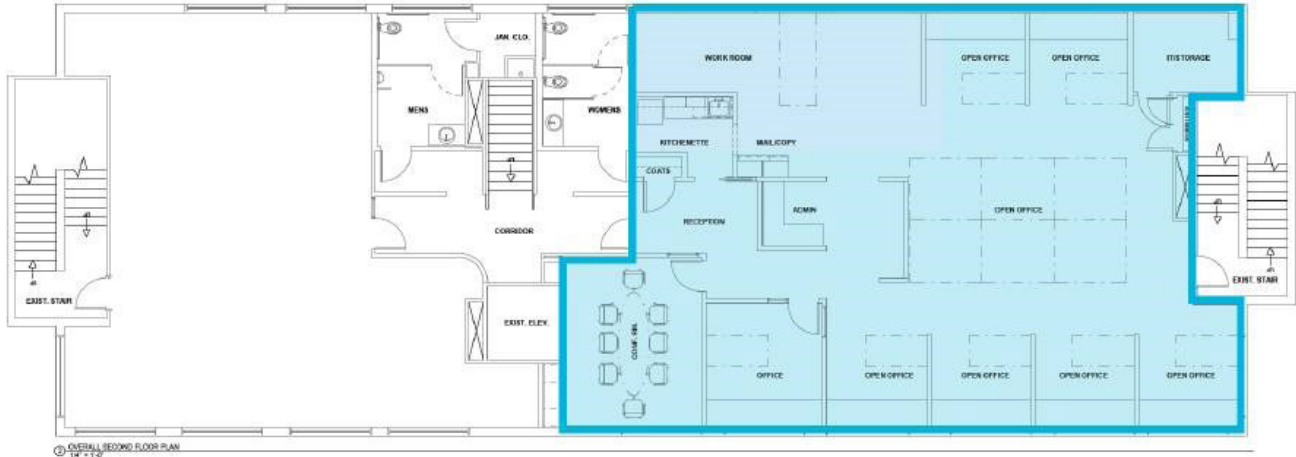


500 Washington Avenue



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Floor Plan



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.