

FOR LEASE



FREESTANDING RETAIL BUILDING

185 OCEAN STREET, SOUTH PORTLAND, ME 04106

PROPERTY HIGHLIGHTS

- 3,015 - 8,125± SF retail suites available
- High visibility location in Mill Creek with 27,000± vehicles/day on Broadway
- Current buildout includes 16 private exam rooms
- Area businesses include Shaw's, Anytime Fitness, Dunkin', Bull Moose, Key Bank, TD Bank, CVS, Pet Supplies Plus, Starbucks, and more.
- Lease Rate: \$24.00/SF NNN

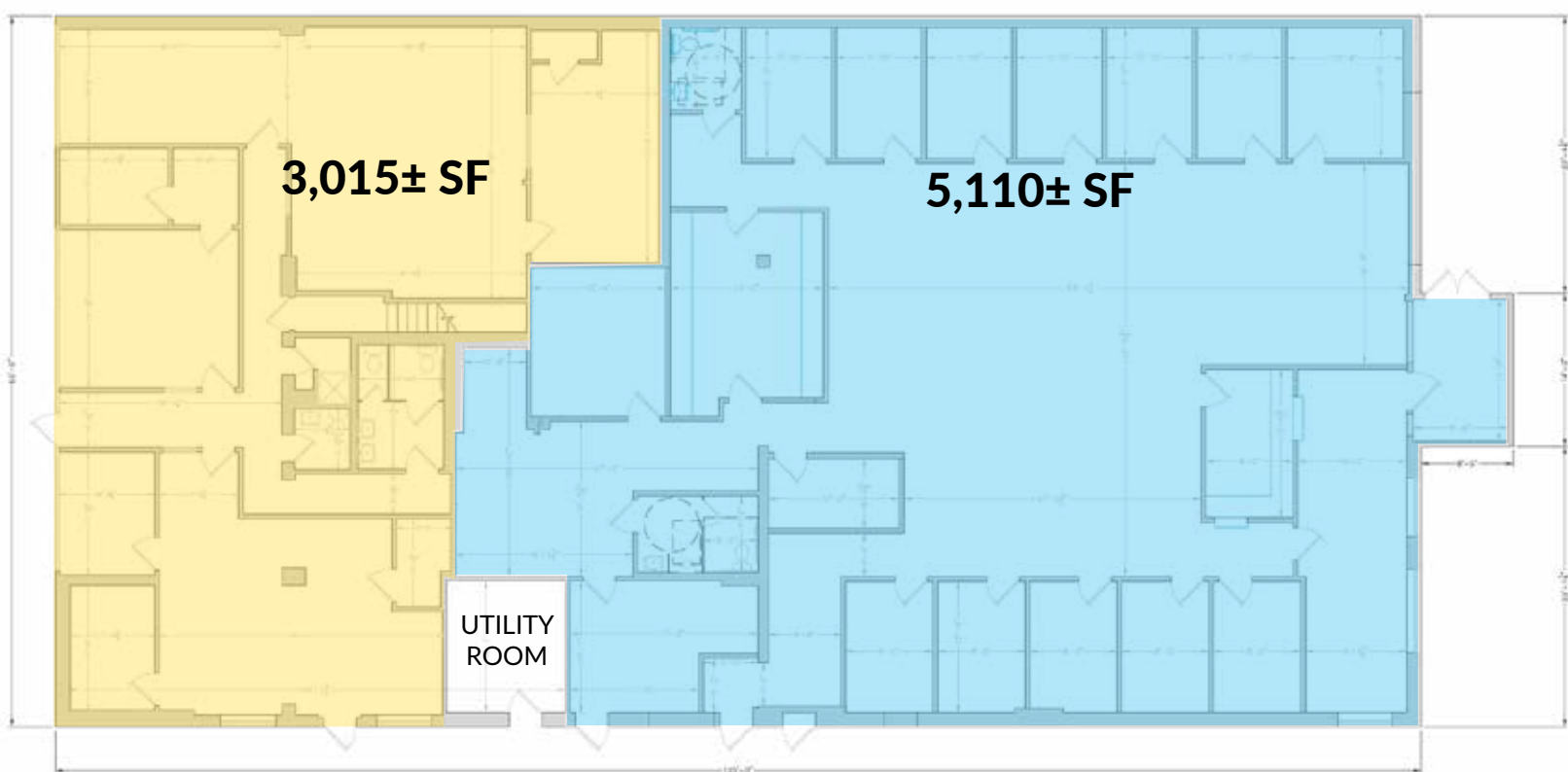



**THE BOULOS
COMPANY**

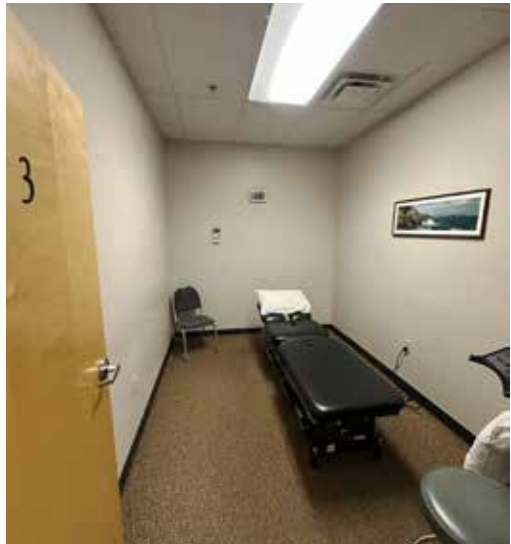


PROPERTY DETAILS

OWNER	Last Corner, LLC
DEED REFERENCE	Book 13919, Page 0251
ASSESSOR'S REFERENCE	Map 004, Lot 097
LOT SIZE	0.37± AC
ZONING	Mill Creek Core
AVAILABLE SPACE	3,015 - 8,125± SF
YEAR BUILT	1953
DATE AVAILABLE	Immediately
# OF STORIES	One (1)
SPRINKLER	Wet system
HEATING/COOLING	Central Air
UTILITIES	Municipal water and sewer
RESTROOMS	Three (3)
PARKING	Ample, on-site
NNN EXPENSES (Est.)	\$6.52 (CAM \$4.56 Tax \$1.96)
LEASE RATE	\$24.00/SF NNN



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