

FOR LEASE



1037 FOREST AVENUE, PORTLAND, ME 04103

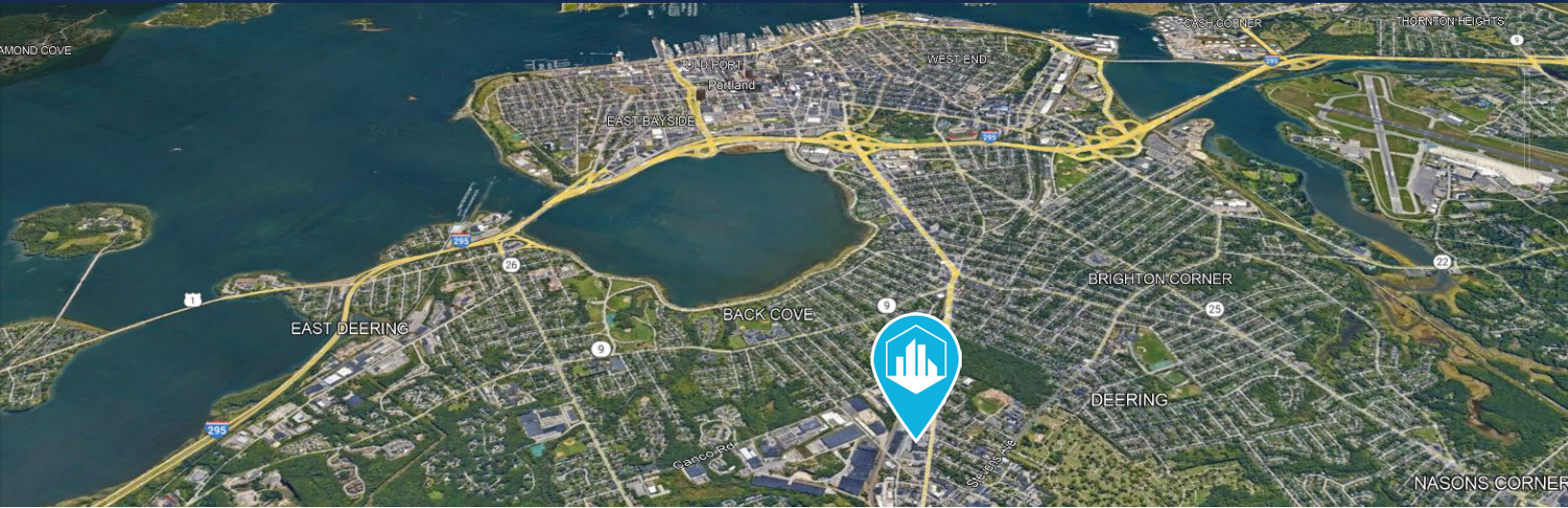
PROPERTY HIGHLIGHTS

- 5,000 - 10,000± SF of office space available for lease in an excellent location less than 3 miles from downtown Portland.
- Pylon signage available on Forest Avenue.
- Ample on-site parking in common with other tenants.
- Available Immediately.
- Estimated NNN Expenses: \$3.40/SF

LEASE RATE:
\$12.00/SF NNN



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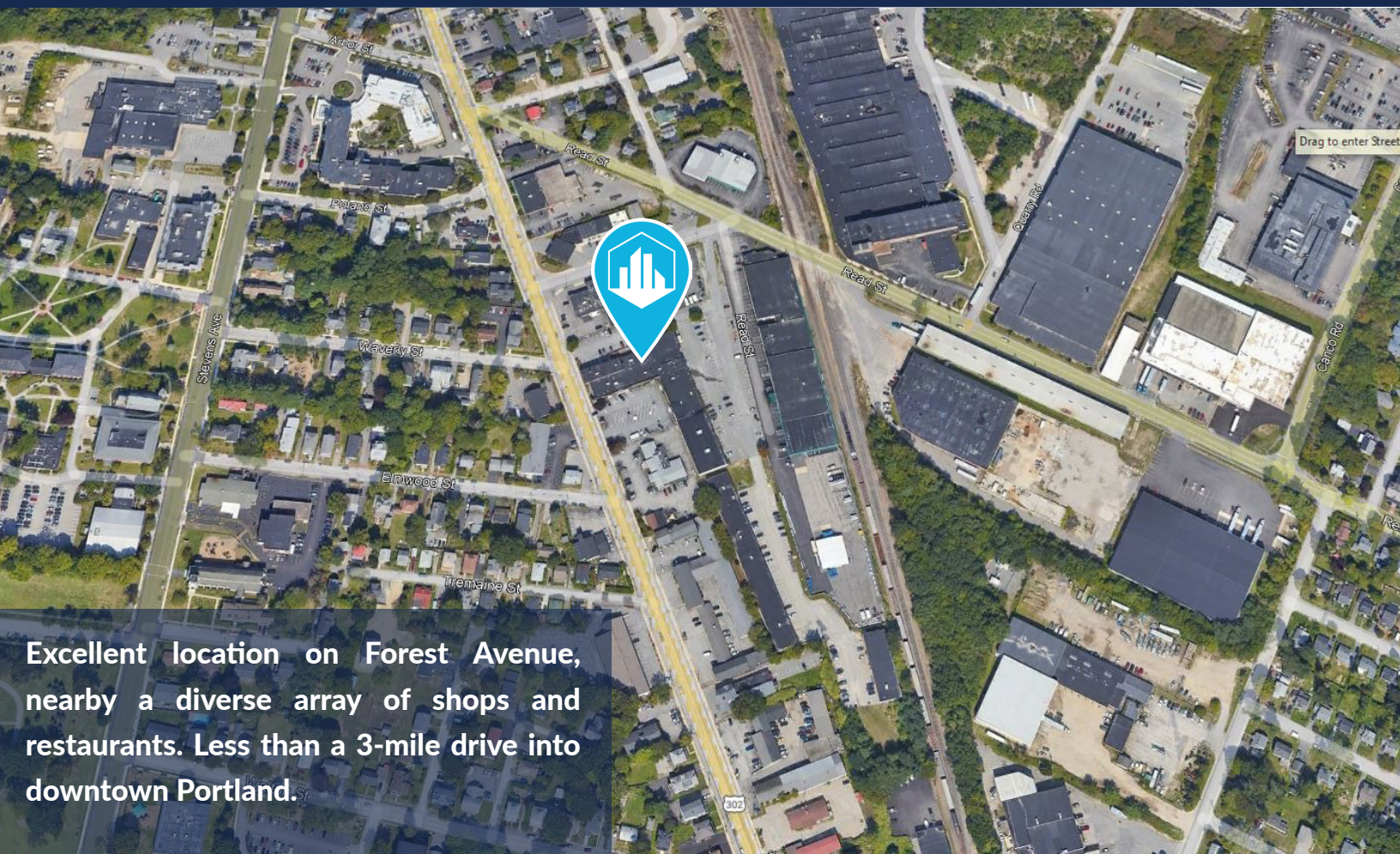


PROPERTY HIGHLIGHTS

OWNER	INCOME PROPERTY MANAGEMENT
ASSESSOR'S REFERENCE	142-C-1, 147-A-1
BUILDING SIZE	44,919± SF
LAND AREA	5.37± AC
ZONING	B2 - BUSINESS COMMUNITY
AVAILABLE SPACE	5,000 - 10,000± SF
ELECTRIC	200 AMP (SINGLE OR 3-PHASE)
HEAT	GAS-FIRED HEAT
UTILITIES	MUNICIPAL WATER AND SEWER
SIGNAGE	AVAILABLE ON STREET PYLON
PARKING	ON SITE, IN COMMON WITH OTHER TENANTS
LEASE RATE	\$12.00/SF NNN
EST. NNN EXPENSES	\$3.40/SF (est. 2024)



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PORTLAND, ME 04103



Excellent location on Forest Avenue, nearby a diverse array of shops and restaurants. Less than a 3-mile drive into downtown Portland.



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Associate

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