

# FOR LEASE



## FREESTANDING RETAIL BUILDING

185 OCEAN STREET, SOUTH PORTLAND, ME 04106

### PROPERTY HIGHLIGHTS

- 8,125± SF freestanding retail building
- 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



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## PROPERTY DETAILS

<b>OWNER</b>	Last Corner, LLC
<b>DEED REFERENCE</b>	Book 13919, Page 0251
<b>ASSESSOR'S REFERENCE</b>	Map 004, Lot 097
<b>LOT SIZE</b>	0.37± AC
<b>ZONING</b>	Mill Creek Core
<b>BUILDING SIZE</b>	8,125± SF
<b>YEAR BUILT</b>	1953
<b>DATE AVAILABLE</b>	July 1, 2026
<b># OF STORIES</b>	One (1)
<b>SPRINKLER</b>	Wet system
<b>HEATING/ COOLING</b>	Central Air
<b>UTILITIES</b>	Municipal water and sewer
<b>RESTROOMS</b>	Three (3)
<b>PARKING</b>	Ample, on-site
<b>NNN EXPENSES</b>	\$6.52 (CAM \$4.56 Tax \$1.96)
<b>LEASE RATE</b>	\$24.00/SF NNN

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## CONTACT US



**JOSEPH ITALIAANDER**  
Broker  
207.553.1730 D  
404.933.7844 C  
[jitaliaander@boulos.com](mailto:jitaliaander@boulos.com)



**NATE ROOP**  
Associate  
207.553.1737 D  
207.756.3002 C  
[nroop@boulos.com](mailto:nroop@boulos.com)

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