



**CARDENTE**  
 REAL ESTATE  
 Commercial / Investment Brokerage

For Lease

122 Anderson Street • Portland, Maine

**122 ANDERSON STREET • PORTLAND, MAINE**



**EAST BAYSIDE: PREMIER RETAIL/INDUSTRIAL SPACE**

**Cardente Real Estate** is pleased to offer for lease 5,000–22,000± SF in desirable East Bayside. This premier retail/production location in the heart of Portland’s trendiest neighborhood puts your business in the hub of activity—surrounded by high-traffic breweries, coffee shops, Whole Foods, Trader Joe’s, gym/fitness businesses and the Bayside Trail. Located just off Marginal Way within minutes from I-295 and downtown Portland, these attractive new units offer unbeatable location, quality and affordability, plus 14’ overhead doors, efficient natural gas heaters, LED lighting and ample on-site parking. Also—possible rooftop deck with views of Back Cove and the White Mountains. Join Tandem Coffee Roasters at this ideal choice for your destination retail/production business.

For more information please contact:

**Cardente Real Estate**  
 207.775.7363



**Mike Cobb**  
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**CoSTAR GROUP** **POWER BROKER**



**Matthew Cardente**  
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**Property Details**

**Property Address:** 122 Anderson Street, Portland, Maine  
**Location:** Bayside East Business Center, between Cove Street and Fox Street  
**Property Type:** Retail  
**Total Buildings:** One (1)  
**Building Size:** 22,000± SF  
**Land Area:** 2.59± Acres  
**Parking:** On-site  
**Signage:** On building  
**Zoning:** ILB  
**Construction:** Steel  
**Flooring:** Cement  
**Ceiling:** 22' with 20' clear heights  
**Electrical:** Three-phase  
**Lighting:** Efficient LED lighting

**Details, cont.**

**Heat:** Efficient natural-gas units  
**Area Businesses:** World Gym, Planet Fitness, Portland Power Yoga, Whole Foods, Trader Joe's and Coffee By Design

**Lease Details**

**Space Available:** 5,000–22,000± SF  
**Lease Price:** \$16/SF NNN  
**NNN Expenses:** \$3.00/Ft  
**Lease Term:** 5-year preferred  
**Date Available:** Summer/Fall 2018





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Site Plan



