



**CARDENTE**  
REAL ESTATE  
*Commercial / Investment Brokerage*

Celebrating a Decade of Excellence and Counting...

# FOR LEASE

## HIGHLY VISIBLE OFFICE

### Subdividable Freestanding Office Building

- **Excellent Location off I-295's Exit 5, Near Thompson's Point, Maine Medical Center, Mercy Hospital, and the Westgate Shopping Center**
- **4,248+/- Square Foot, 3 Story Building**
- **15+/- On-Site Parking Spaces**



## 1290 Congress Street • PORTLAND, MAINE

*Building a Foundation of Trust,*



*One Client at a Time...*



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**Mark Sandler**  
Broker

322 FORE STREET • PORTLAND, MAINE

[WWW.CARDENTE.COM](http://WWW.CARDENTE.COM)

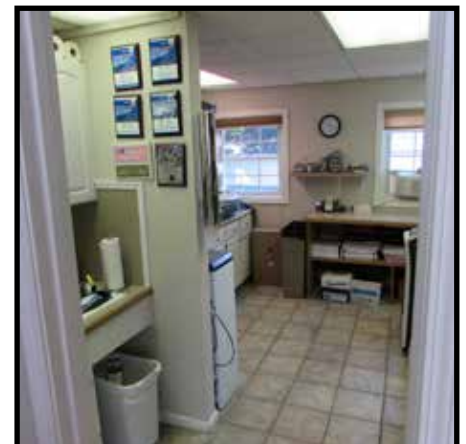
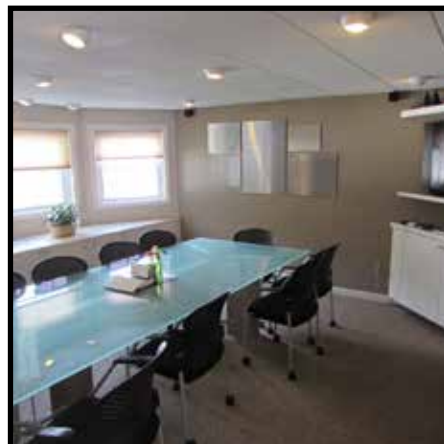
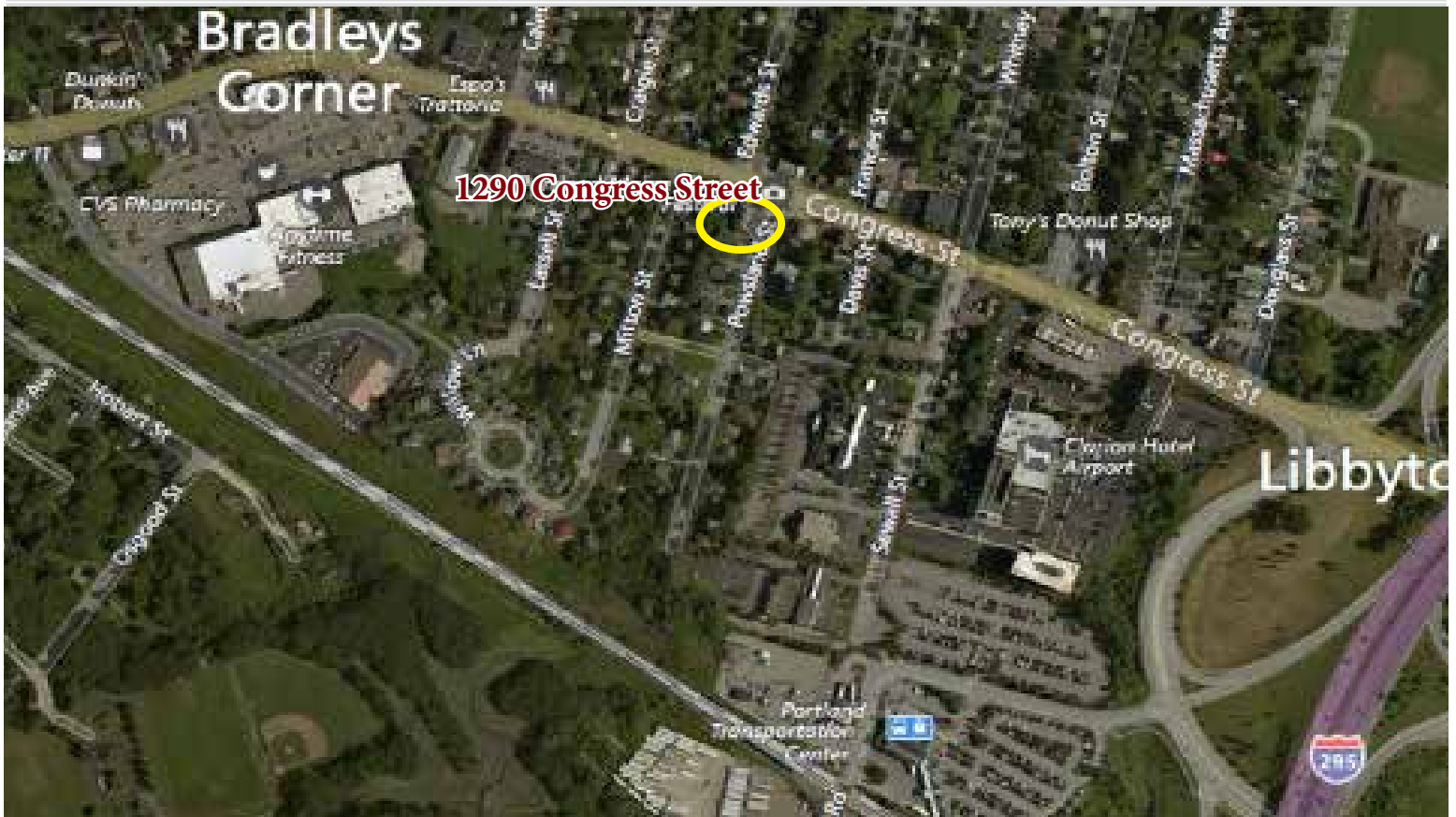


<b>Location:</b>	1290 Congress Street, Portland, Maine 04101
<b>Lot Size:</b>	0.23+/- Acres
<b>Building Size:</b>	4,248+/- Square Feet
<b>Frontage:</b>	100+/- Feet on Congress Street and 100+/- Feet on Powsland Street
<b>Stories:</b>	Three (3)
<b>Basement:</b>	Full
<b>Construction:</b>	Wood Frame
<b>Year Built:</b>	1915
<b>Exterior:</b>	Vinyl
<b>Lighting:</b>	Recessed, Spot, and Fluorescent
<b>Flooring:</b>	Ceramic Tile, Laminate Tile, and Wall-To-Wall Carpeting
<b>Electrical:</b>	100 and 200 AMP Service Entrances
<b>HVAC:</b>	Oil-Fired Forced Hot Water Baseboard Heat (Floors 1&2); Window A/C Units
<b>Utilities:</b>	Public Water, Sewer, Gas
<b>Parking:</b>	15+/- On-Site Spaces in Paved Lot
<b>Subdividable:</b>	Yes (Contact Broker for Details)
<b>Lease Rate:</b>	\$14/PSF NNN



**LOCATION**

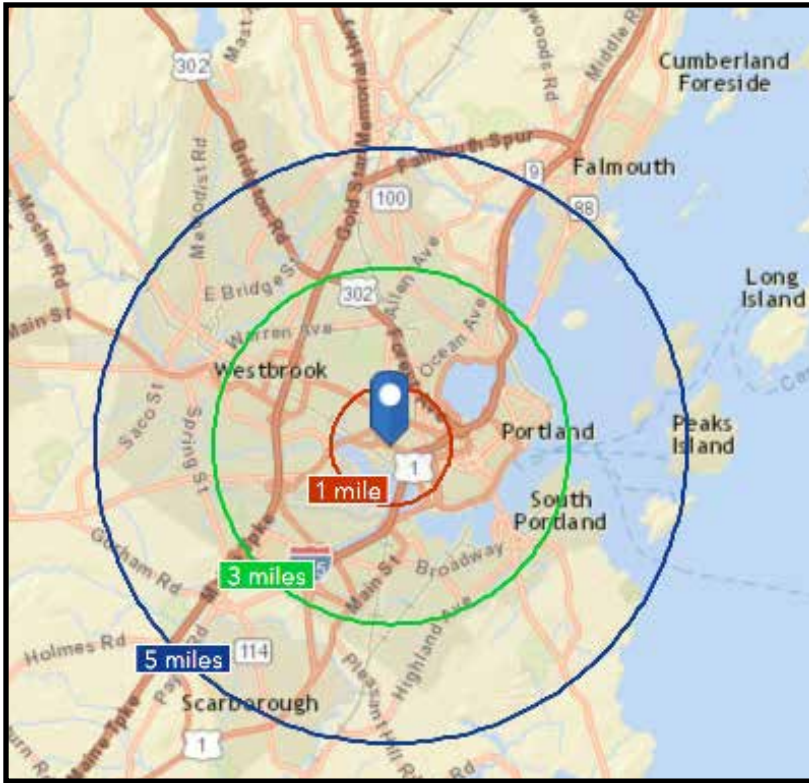
This property is located at the intersection of Congress Street and Powsland Street in Portland, Maine. This intersection is a heavily traveled route during business hours for commuters, perfectly situated for any office needs.



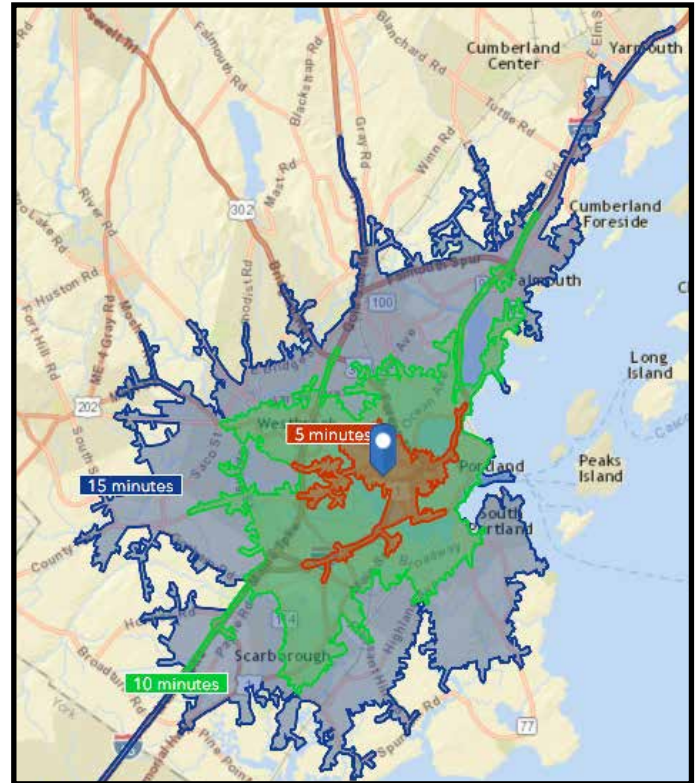




**Miles from Location**

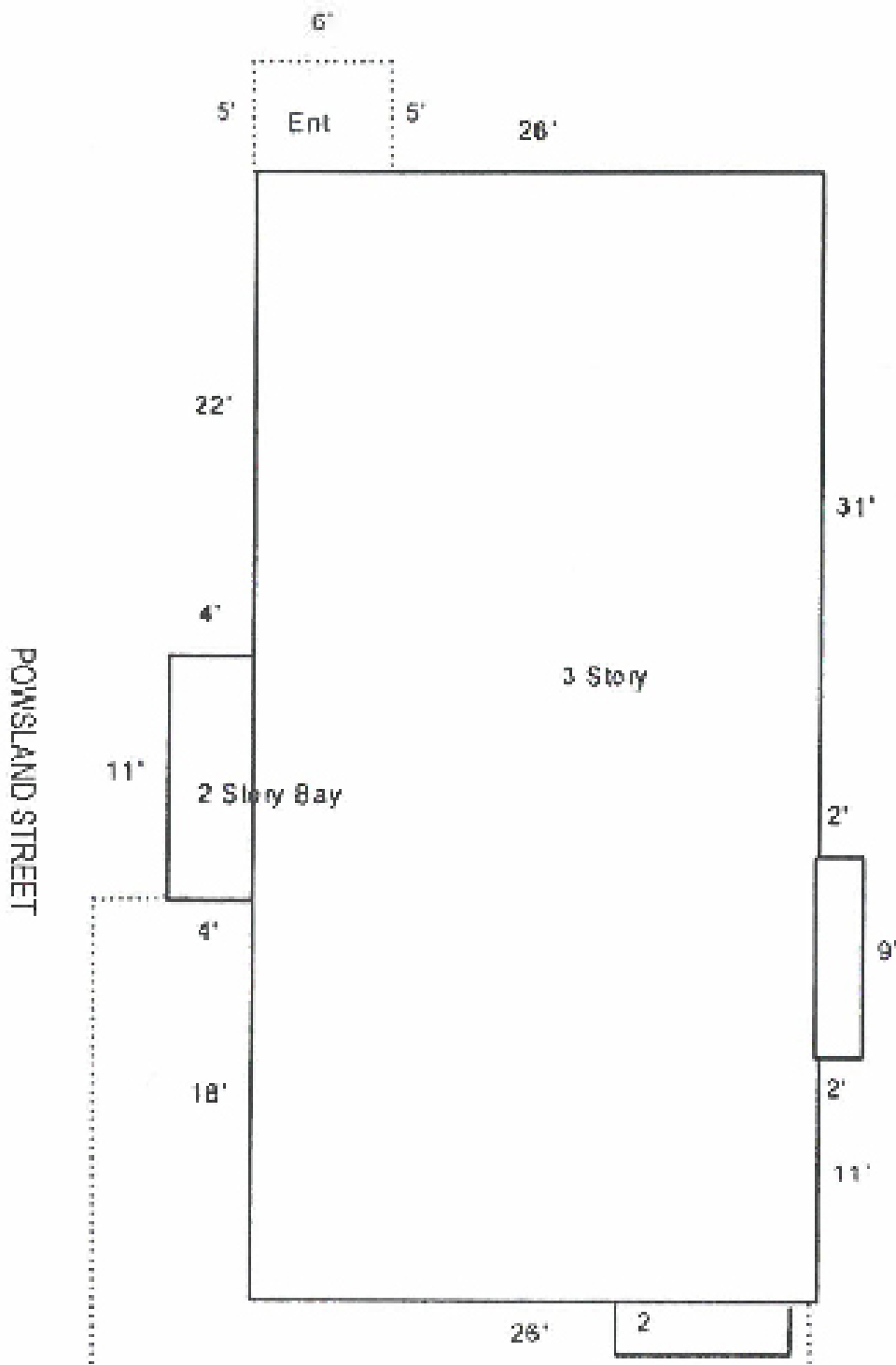


**Drive Time**



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## EXISTING LAYOUT INCLUDES:

- (13) offices
- (2) conference rooms
- (5) restrooms
- Reception area
- 51' x 7' Wrap-around porch
- 60± SF deck
- Small enclosed rear entry
- Full basement
- 650± SF 2-car garage (not shown)