



CARDENTE
REAL ESTATE
Commercial / Investment Brokerage

For Lease

72 Ocean Street • South Portland

PROFESSIONAL OFFICE/ RETAIL SPACE



1,500 +/- SQUARE FEET OF OFFICE / RETAIL SPACE

Cardente Real Estate is pleased to offer for lease 1,500 +/- SF of professional office / retail space located in the highly desirable Knightville neighborhood in South Portland, Maine. This beautiful first floor suite provides an open layout with reception area, a private office, kitchen, and a private bathroom. Other amenities include onsite parking, easy access from Ocean Street, and periodic details throughout. Located just minutes from I-295, this is an ideal location for all types of office / retail users looking for a signature location with a professional work environment.

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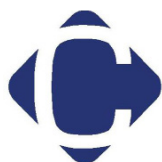
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Greg Perry
Senior Broker / Partner

322 FORE STREET • PORTLAND, MAINE

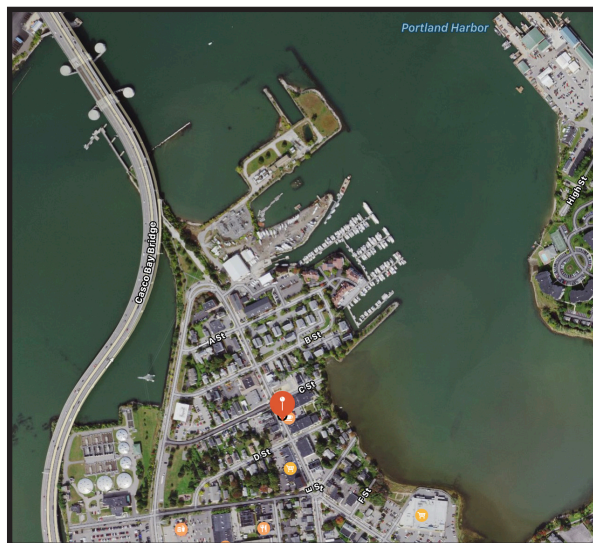
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Property & Lease Details

Property Address:	72 Ocean Street • Unit 106, South Portland, Maine
Property Type:	Office
Floor:	1st Floor
Landlord:	Point Break Properties LLC
Year Built:	2009
Interior Description:	Open concept with glass entrance, kitchen, private office and private bathroom.
Use:	Ideal for professional office or retail.
Lighting:	Spot lighting
Ceilings:	8 +/- SF
Flooring:	Slab
HVAC & Hot Water:	Natural gas/electric; electric hot water
Parking:	1 Dedicated space and 14+ shared parking spaces.
Electrical:	100 amps
Water & Sewer:	Public
Sprinkler System:	Wet System
Zoning:	Commercial
Available Space:	1,500+/- SF
Lease Type:	NNN
Lease Rate:	\$14.00 PSF
Availability:	Immediate



Aerial View of 72 Ocean Street

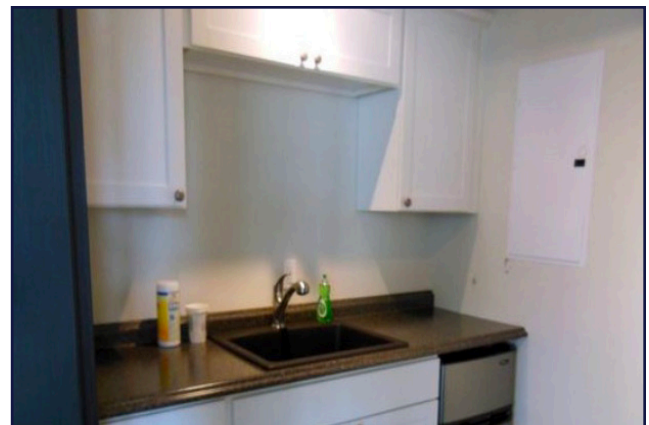
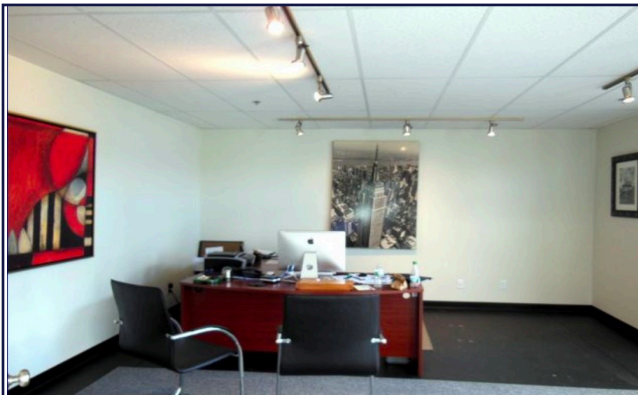


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Photography



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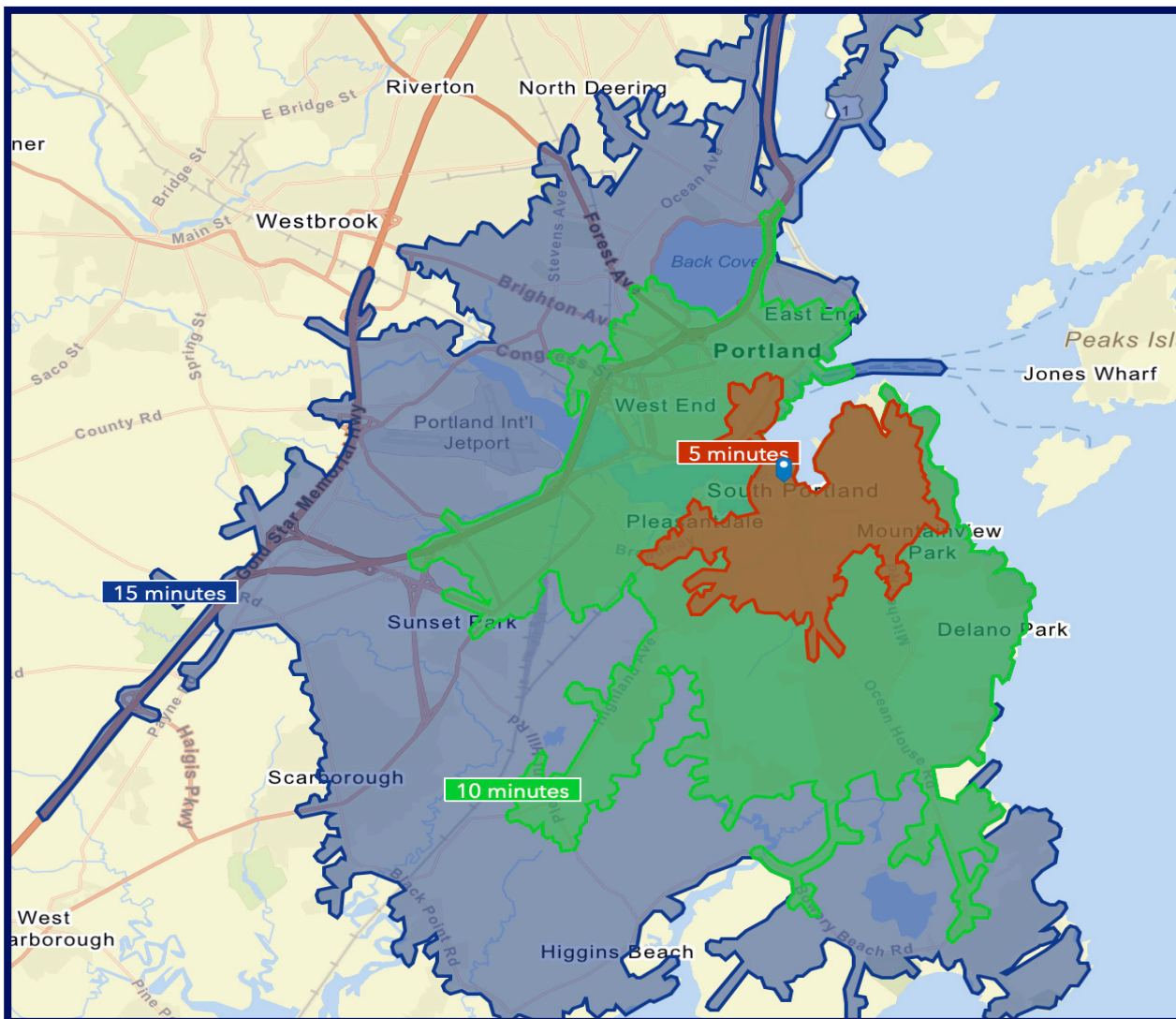
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Drive Time Map Based 5, 10, & 15 Minutes From Site



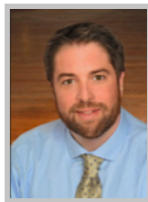
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