



CARDENTE
REAL ESTATE
Commercial / Investment Brokerage

For Lease

275 B Marginal Way • Portland, Maine

**GENERAL BUSINESS / OFFICE / GYM / STUDIO
FOR LEASE AT GATEWAY TO PORTLAND**



3,200 +/- SF OF MIXED USE SPACE FOR LEASE WITH MULTIPLE SIGNAGE OPPORTUNITIES

Cardente Real Estate is pleased to offer for lease 3,200 +/- square feet of General Business / Office / Gym / Studio space located at the Gateway to Portland's Peninsula. Just off Marginal Way, this property is ideal for various types of businesses looking for mainstream exposure in one of Portland's fastest growing areas. Area businesses include Black Bear Medical, World Gym, Rising Tide Brewing, Portland Mattress, Coffee By Design, Port City Flooring, among others. This property offers on-site ample parking, signage on double sided pylon off Diamond Street, double sided sign on Marginal Way, and share of digital sign on Marginal Way. Tenant pays electric & heat. Current layout includes 3,200+/- square feet of multi-use space offering ample natural light.



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Matthew Cardente
Designated Broker / Partner



Forbes | Real Estate Council



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Katelyn Rice
Broker

322 FORE STREET • PORTLAND, MAINE

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275 B Marginal Way • Portland, Maine

Property Details

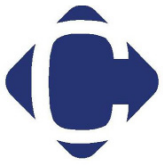
Property Address:	275 Marginal Way, Portland, Maine
Landlord:	DIAMOND STREET LLC
Property Type:	General Business / Office / Gym / Studio
Total Buildings:	One (1)
Total Stories:	One (1)
Building Size:	52,409 +/- SF
Year Built:	1951
Lot Size:	2.4405 +/- Acres
Zoning:	ILB
Construction:	Metal/brick
HVAC:	Hot air, central AC
Electric:	Other
Sprinklers:	Other
Signage:	Signage on double sided pylon off Diamond Street, double sided sign on Marginal Way, and share of digital sign on Marginal Way.



Lease Details

Available Space:	Unit B- 3,200 +/- SF
Lease Type:	NNN
Lease Rate:	\$15/ SF NNN (\$4,000 Monthly)
Estimated NNNs:	Estimated at \$3.50 PSF
Lease Term:	(See Broker for details)
Availability:	(See Broker for details)





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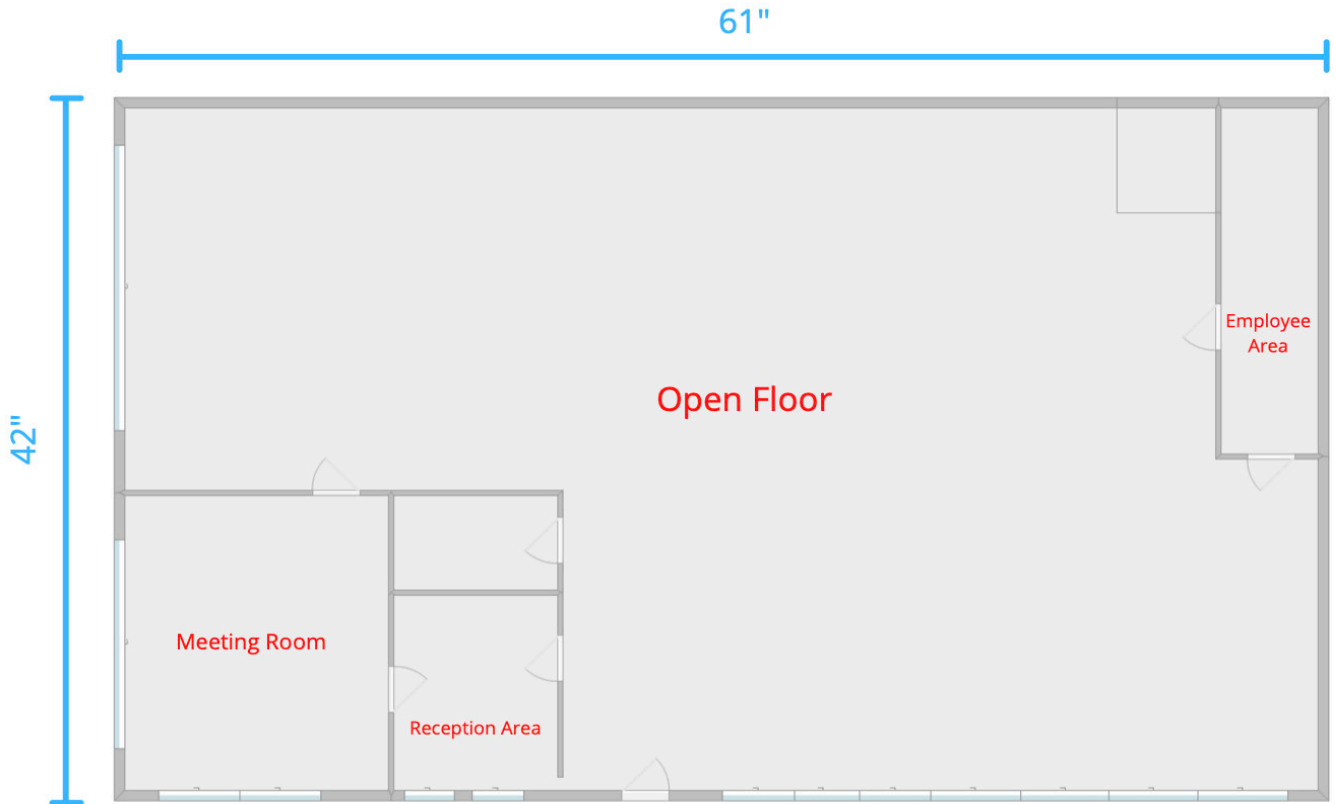
Current Imagery





275 B Marginal Way • Portland, Maine

Floor Plan



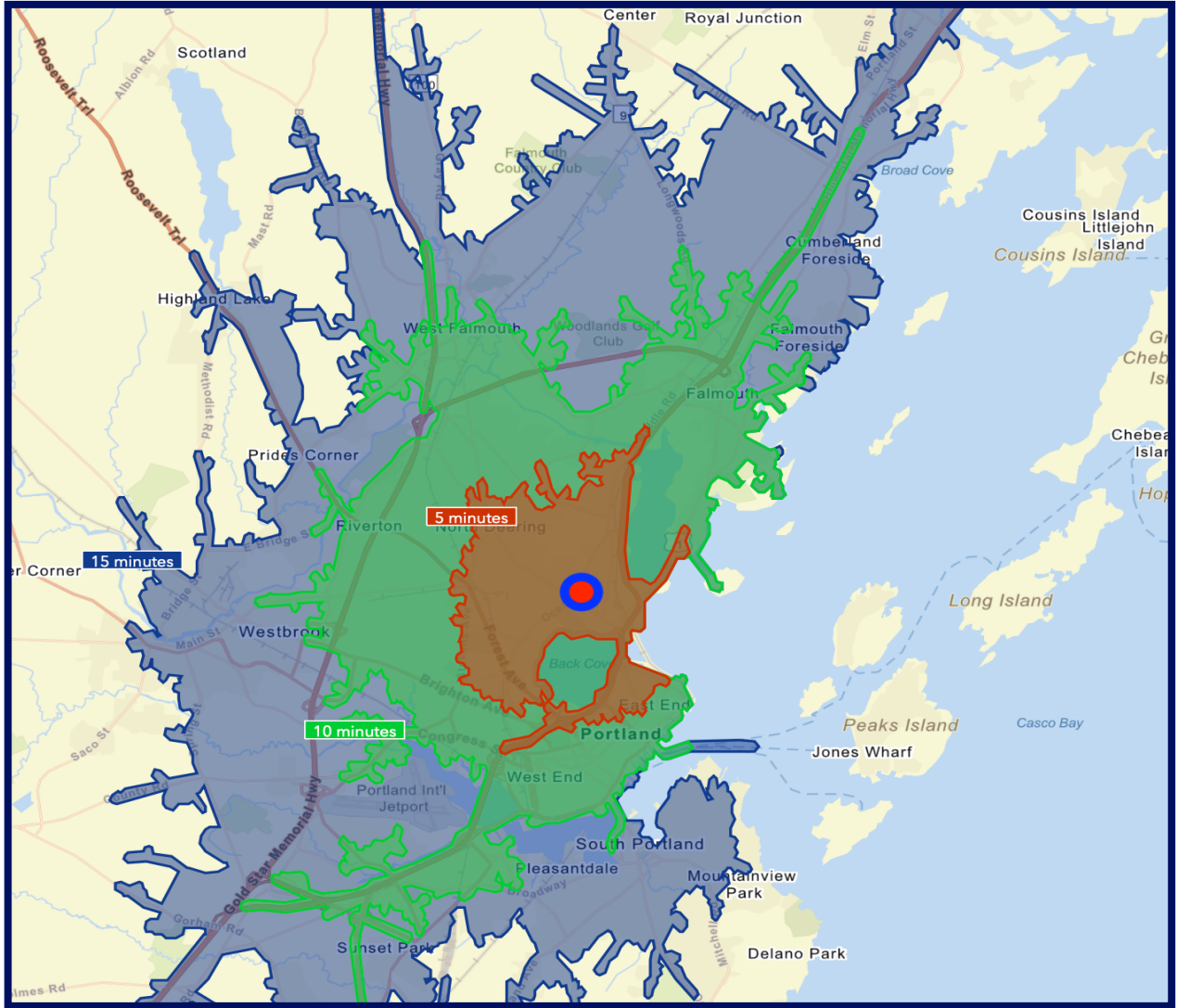
Not to Scale



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



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2021

OFFICIAL MEMBER



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