



CARDENTE
 REAL ESTATE
 Commercial / Investment Brokerage

For Lease

322 FORE STREET • PORTLAND, MAINE



OFFICE/RETAIL SPACE IN A PRIVATE, VINTAGE ATMOSPHERE

Cardente Real Estate is pleased to offer for lease 210–1,205± square feet of office or retail space at 322 Fore Street in Portland, Maine. These second floor suites offer interior details such as exposed brick and beams, hardwood floors, barn board trim and LED track lighting, as well as common waiting room, kitchenette and bathroom. The larger suites offer windows overlooking Boothby Square and/or Pearl Street and the Custom House. This landmark property is located on the corner of Fore and Pearl streets in the heart of Portland’s Old Port and is one of the oldest buildings in the city. This is an ideal location for all types of professional office users and many retail businesses looking to be one block from Portland Harbor.

322 Fore Street • Portland, Maine



Cardente Real Estate
 322 Fore Street • Portland, Maine 04101
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322 FORE STREET, 3RD FLOOR • PORTLAND, MAINE

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Details



Owner/Landlord: Fore Street Investments, LLC

Available Space: 210-1,205± SF

Suite 2: 612± SF \$800/Mo Gross

Suite 3: 210± SF \$400/Mo Gross

Suite 5: 265± SF \$500/Mo Gross

Suite 6: 328± SF \$500/Mo Gross

Combined (Suites 2, 5 & 6): 1,205± SF \$1,800/Mo Gross

Zoning: B-3 Downtown Business/PAD Pedestrian Activities Overlay

HVAC: Forced HW, separate thermostat; High-effic. remote control AC units

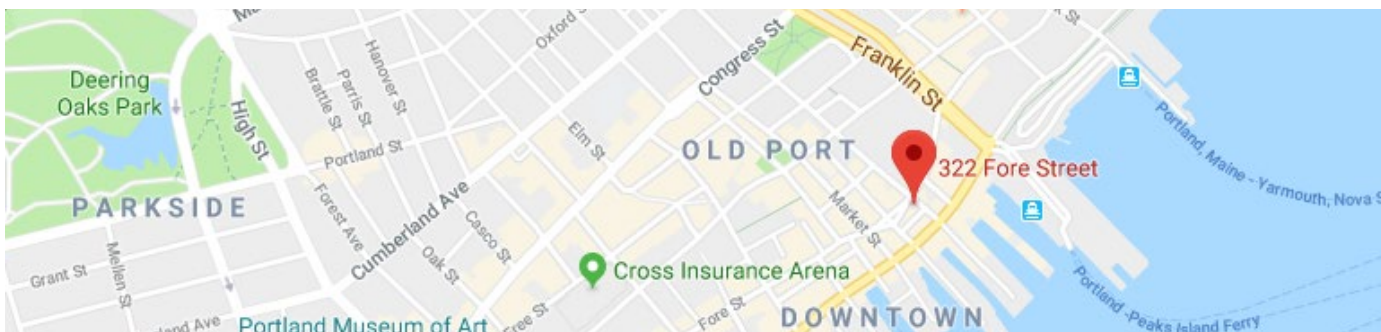
Lighting: LED track lighting

Waiting Area: Yes

Bathroom & Kitchenette: Yes

Security System: Yes

Parking: On-street or area parking garages (tenant responsibility)

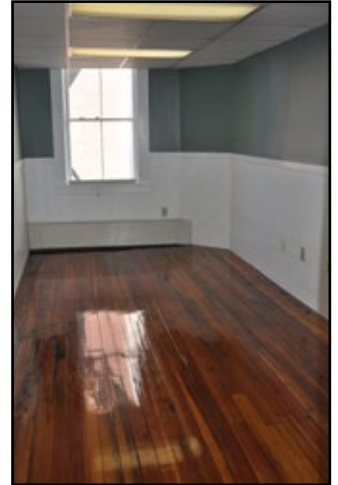
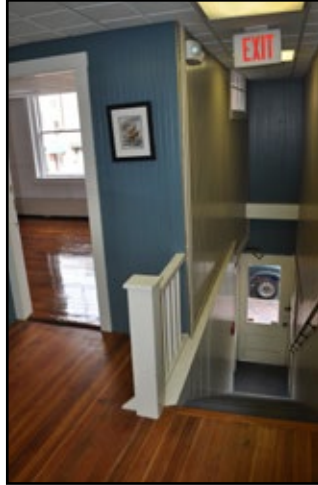


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Photos

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Floor Plan



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