



**CARDENTE**  
REAL ESTATE  
Commercial / Investment Brokerage

For Lease

148 Anderson Street • Portland, Maine

**PREMIER ENDCAP AT PORTLAND GATEWAY  
JOIN APRES!!**



**3,000+/- SQUARE FEET OF COMMERCIAL SPACE WITH PARKING**

Cardente Real Estate is pleased to offer for lease 3,000+/- square feet of premier commercial 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. The balance of the building is occupied by Apres. Area businesses include Tandem Coffee, Young’s Furniture, World Gym, Rising Tide Brewing, Portland Mattress, Coffee By Design, Port City Flooring, among others. This property offers on-site parking by entrance and additional parking/green space on adjacent lot in the back of the building. Current layout includes 3,000+/- square feet of commercial space with perimeter rooms with windows, stubbed plumbing, upgraded power, LED 2x4 troffers, a new graded double door glass entry, a second entry, and much more. Double sided pylon signage available at entrance off of Anderson Street!



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Matthew Cardente  
Designated Broker

**Forbes** | Real Estate Council

2021  
OFFICIAL MEMBER

**CoSTAR GROUP** | **POWER BROKER™**

322 FORE STREET • PORTLAND, MAINE

207.775.7363

WWW.CARDENTE.COM



148 Anderson Street • Portland, Maine

## Property & Lease Details

Property Address:	148 Anderson Street, Portland, Maine
Property Type:	Flex, Office, General Business, Studio, Showroom, Warehouse.
Number of Stories:	Single Story Building
Owner:	Arrow Realty
Building Size:	9,600 +/- SF
Year Built:	1948/1968 with renovations in 2020 & 2021.
Lot Size:	0.38+/- Acres w/ large abutting lot available for parking, green space, & other uses.
Interior Description:	3,000+/- SF end cap with perimeter rooms, open area, separate and stubbed plumbing.
Sprinkler:	Yes (wet)
Construction:	Brick/Metal Siding/Concrete Block
HVAC:	New Central HVAC
Bathrooms:	Yes. Plus stubbed plumbing throughout.
Signage:	Highly visible facade signage plus double sided pylon sign located on Anderson Street.
Access:	At Gateway to Downtown Portland and a minute to I-295.
Egress:	New double door graded to entrtr entry plus second entry.
Parking:	Onsite in parking lot on Anderson Street plus additional parking available on adjacent lot.
Other Tenants:	Balance of building is occupied by Apres.
Zoning:	ILB (See Broker for details)
Available Space:	3,000+/- SF
Lease Type:	NNN
Lease Rate:	\$17/S.F. NNN
Estimated NNNs:	\$3.75 / s.f.
Lease Term:	3-5 Years
Availability:	Immediate





## 3,000+/- SQUARE FOOT ENDCAP

148 Anderson Street • Portland, Maine



### APRES

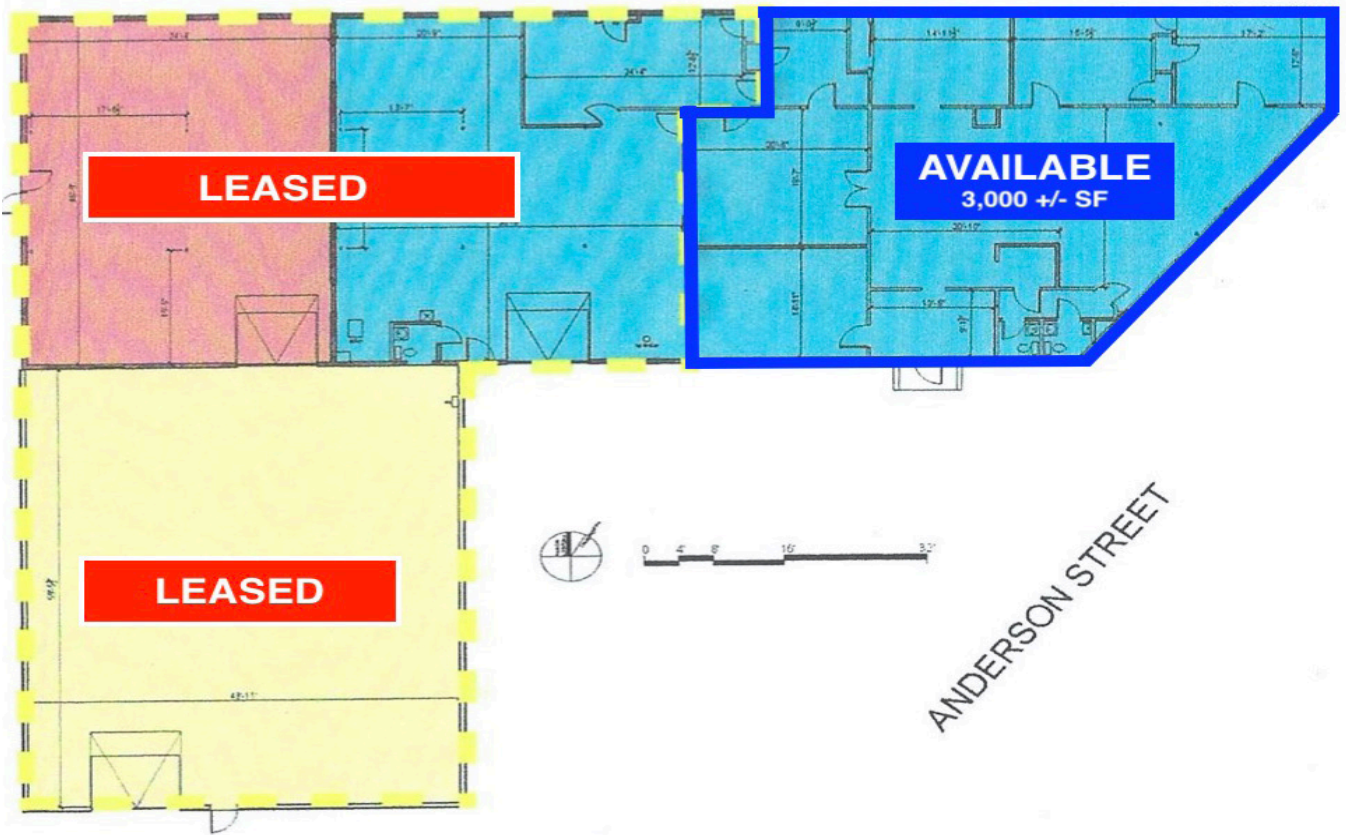




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# Floor Plan & Availability

148 Anderson Street, Portland



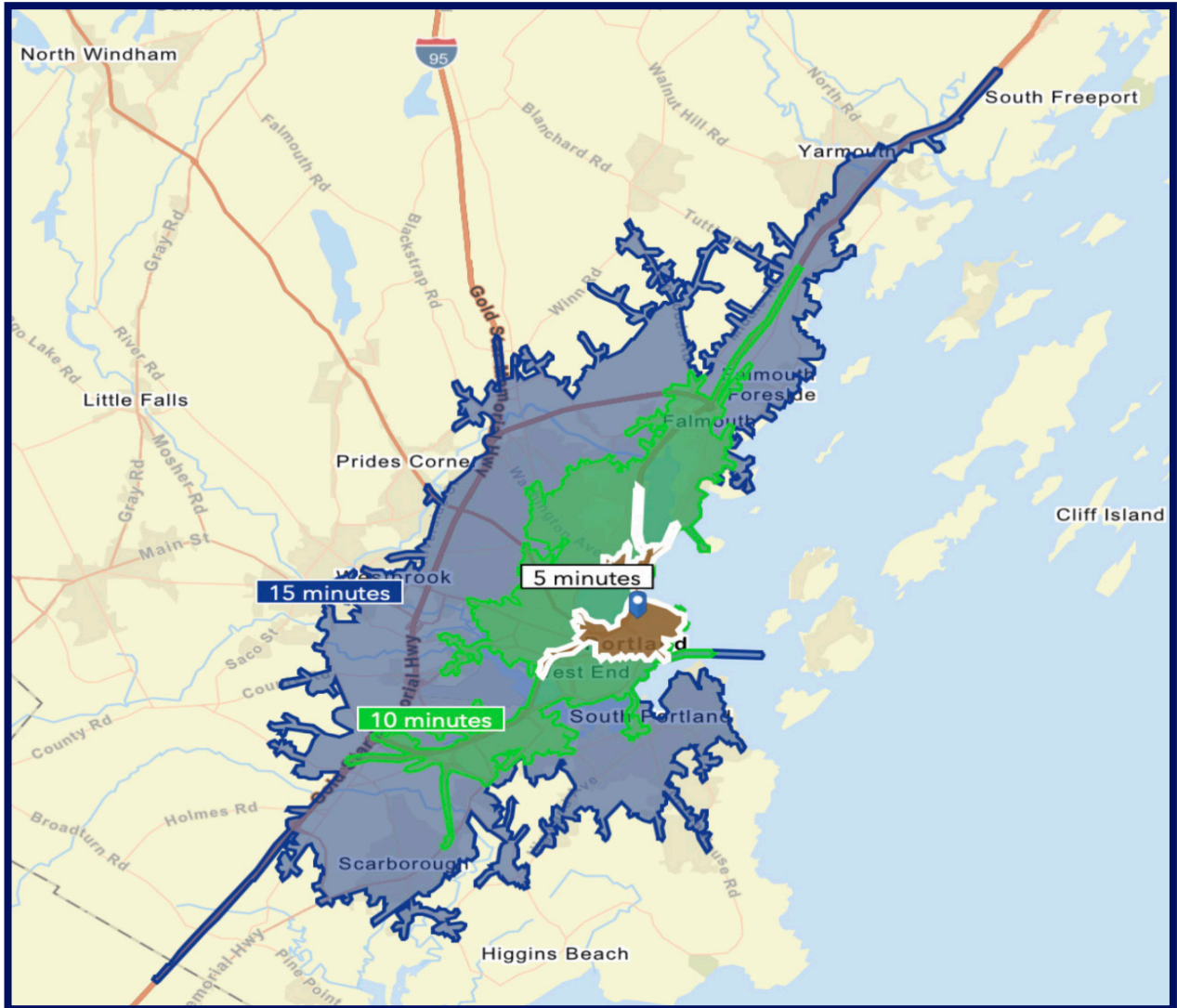


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**Drive Time Map Based 5, 10, & 15 Minutes From Site**



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