



**CARDENTE**  
 REAL ESTATE  
 Commercial / Investment Brokerage

For Lease

**PREMIER OFFICE SPACE IN SOUTH PORTLAND**



**1,600 +/- SQUARE FEET OF OFFICE/ MEDICAL LAB/ SPACE**

Cardente Real Estate is pleased to offer for lease 1,600+/- square feet of office/medial space located at 105 Main Street South Portland. This single story building offers ample on site parking, easy accessibility, and highly visible signage. The interior layout includes 2-3 offices, a large conference room/office, interior plumbing & sink, private bathroom, work area, storage, and access to a common area men's & women's bathroom and kitchenette. Join Mad Science at this premier location! Call the Broker for additional information.

105 Main Street • South Portland, Maine

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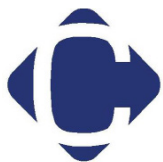
**Greg Perry**  
 Senior Broker / Partner

322 FORE STREET • PORTLAND, MAINE

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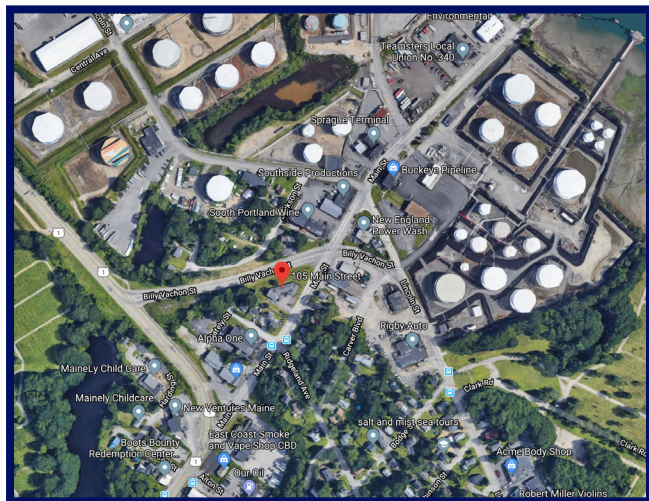
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105 Main Street • South Portland, Maine

**Property & Lease Details**

Property Address:	105 Main Street South Portland, Maine
Property Type:	office/ Medical Office/ Lab
Owner:	Lightning Lucy Properties LLC
Building Size:	4,644+/- SF
Year Built:	1996
Lot Size:	0.49 +/- Acres
Building Type:	Office Building
Construction:	Wood Frame, Clapboard
HVAC:	Central HVAC
Signage:	Highly visible facade & Pylon signage
Access:	Direct acces to space plus common area access
Parking:	Ample parking on site
Zoning:	Commercial
Available Space:	1,600+/- SF
Lease Type:	NNN
Lease Rate:	\$16/SF NNN
Estimated NNNs:	(See Broker for more details)
Lease Term:	3-5 years



Aerial of 105 Main Street



## Additional Property Highlights

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### Main Office

- Built-in direct Mail slot.
- Private entry to property at front of building.
- Three open workspaces with storage (approximately 20+/- SF) of counter space.

### Kitchen

- Functional industrial size kitchen.
- Stainless steel Captisafe hood system, and industrial size sink with adjustable faucet.
- UCH Control System Emergency Shower.

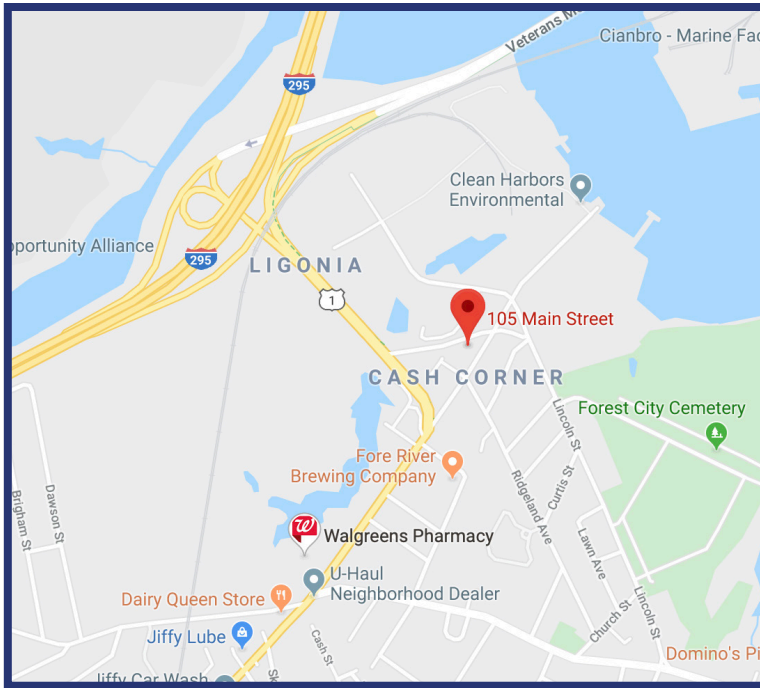
### Hallway

- Moveable Chest Freezer approximately 29 inches deep by 34 inches tall.
- 20 Drawer file cabinet.
- SciMatco Sc2247 Under the counter acid/flammable cabinet.
- Large two door file cabinet.





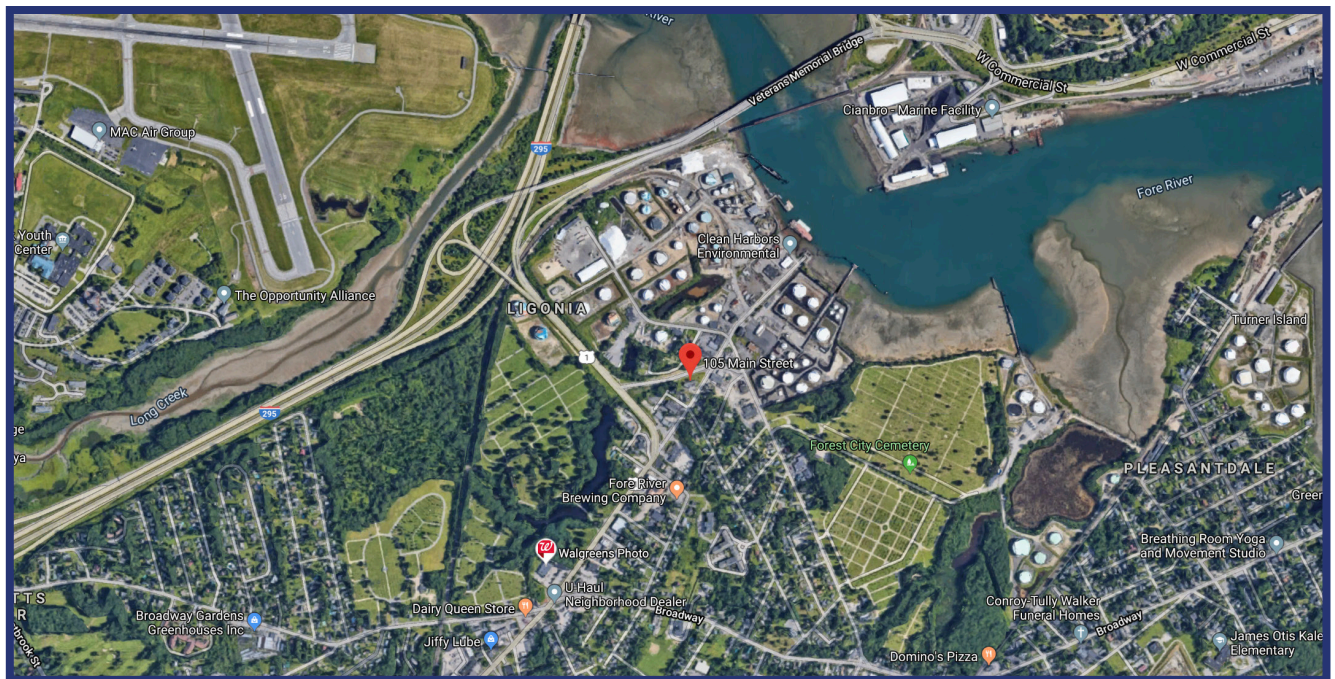
105 Main Street • South Portland, Maine



## Location



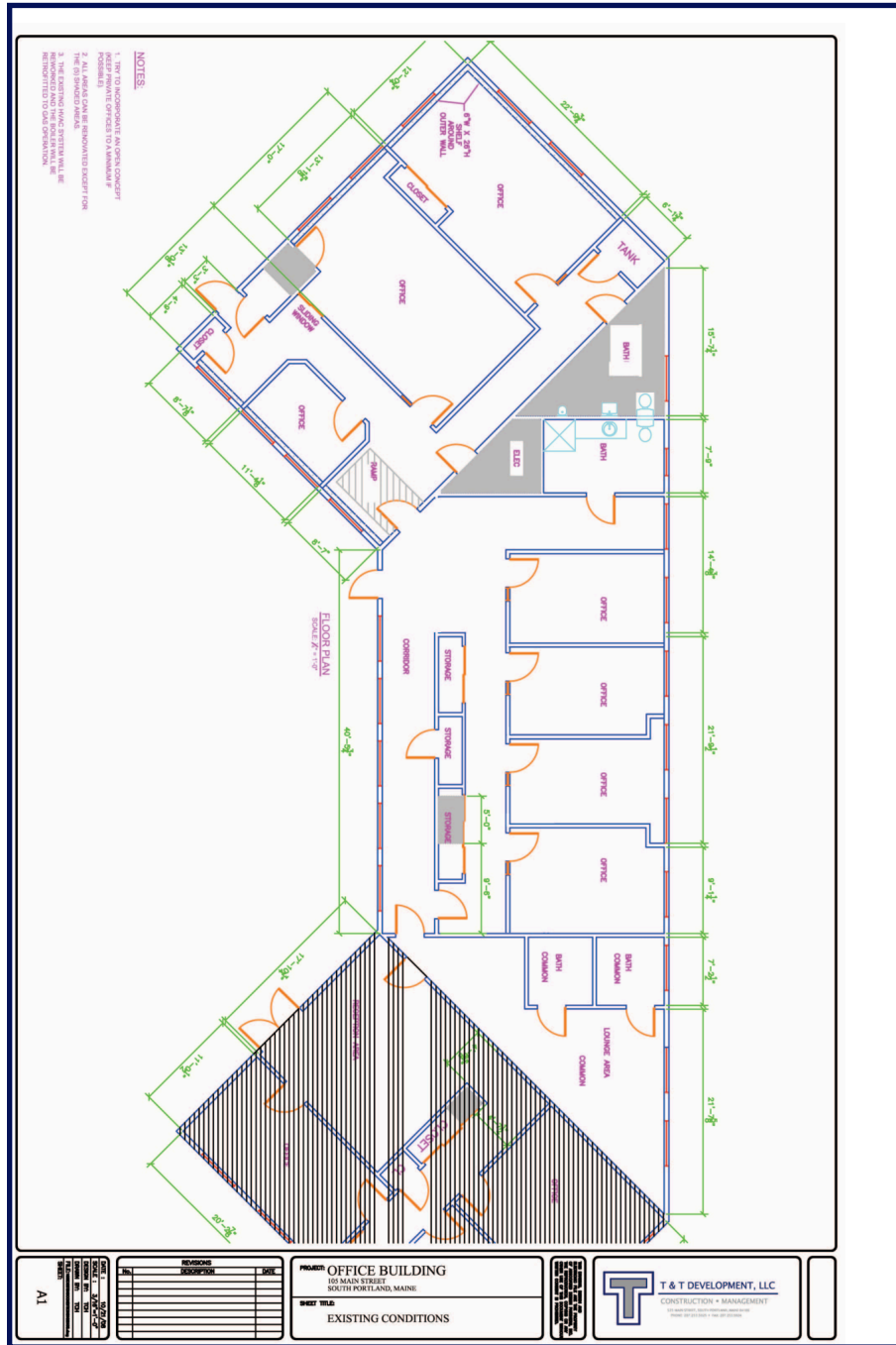
- Immediate access to I-295
- 10 Minutes to Portland International Airport
- Highly visible signage with ample parking on site.





105 Main Street • South Portland, Maine

# Floor Plans







105 Main Street • South Portland, Maine

# Photography

105 Main Street, South Portland ME



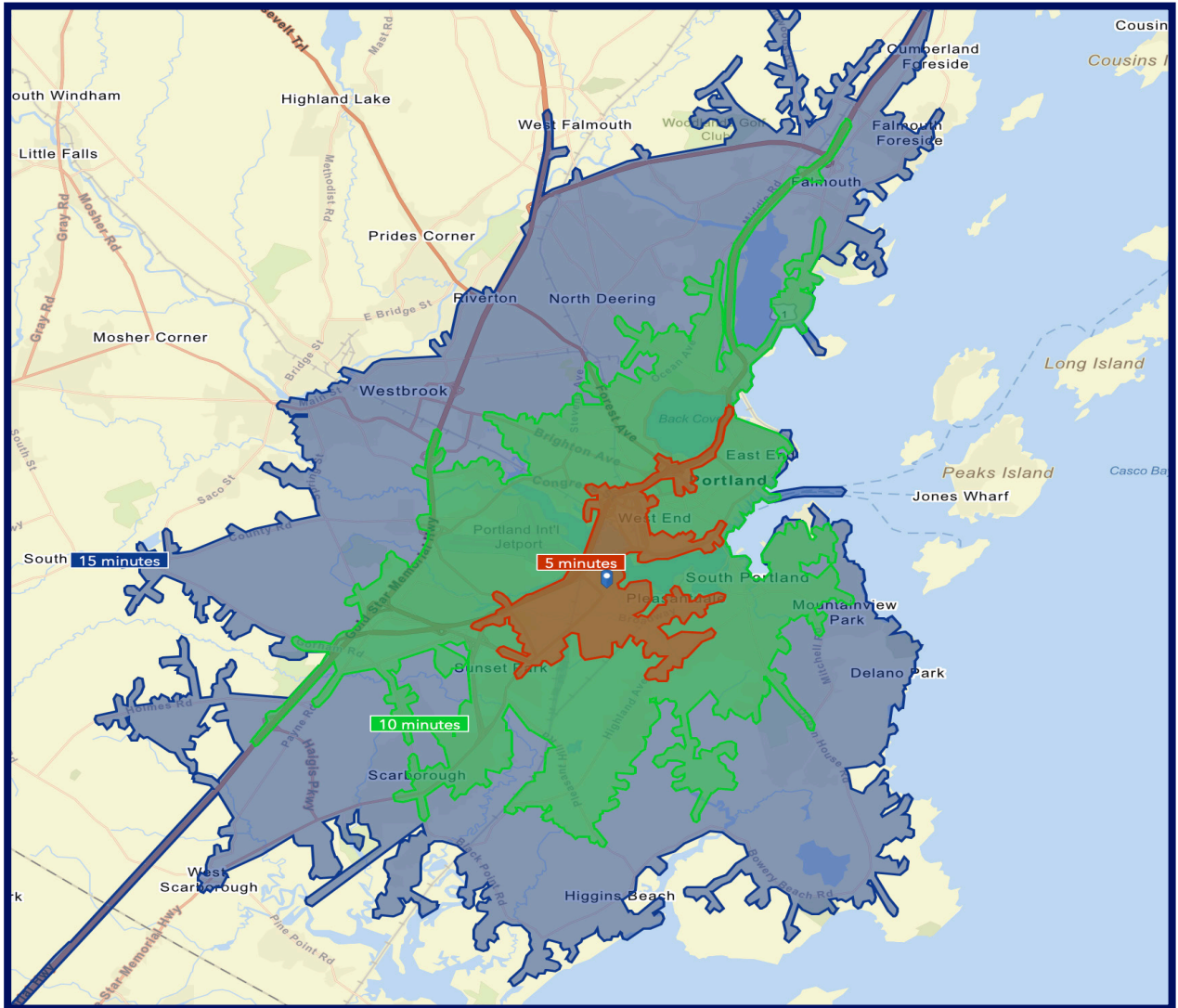


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**Drive Time Map Based 5, 10, & 15 Minutes From Site**

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