

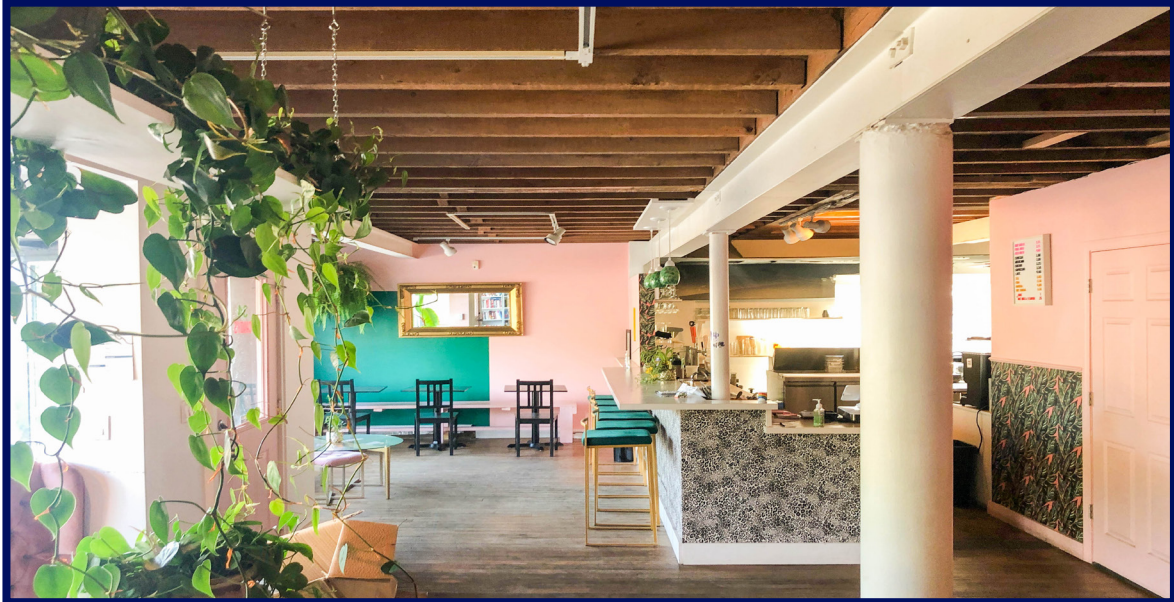


**CARDENTE**  
REAL ESTATE  
Commercial / Investment Brokerage

For Lease

34 Portland Street • Portland, Maine

**FREESTANDING PORTLAND PENINSULA  
COMMERCIAL BUILDING ON VISIBLE CORNER**



**3,724 +/- SF PREMIER RETAIL / GENERAL BUSINESS / RESTAURANT SPACE**

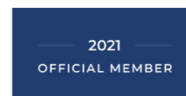
Cardente Real Estate is pleased to offer for lease 34 Portland Street located in Portland, Maine. This freestanding building consists of 3,724+/- square feet with two main floors plus attic with windows and basement area. The prior set up was a community hub with an in-house coffee shop, bar and library. Other amenities include back driveway for loading access and several employee parking spaces, usable storage/flex in basement and top level, and open layouts on main level and second floor; each with a footprint of 1,064 +/- square feet. Located on the corner of Portland Street and Alder Street, this brick building offers unbeatable exposure and great signage opportunities. This would be an ideal location for a retailer, restaurateur or general business.



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Matthew Cardente  
Designated Broker / Partner





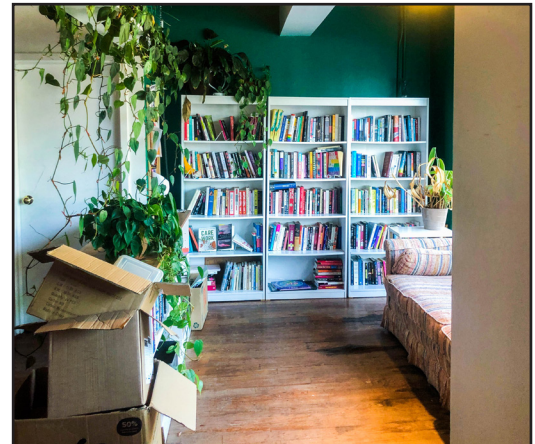
## Property Details

Property Address: 34 Portland Street, Portland, Maine  
 Location: Highly visible freestanding building on corner of Portland & Alder Street. Minutes from I-295 & Downtown Portland.  
 Management: Cardente Property Management  
 Property Type: Retail/General Business/Restaurant  
 Total Buildings: One (1)  
 Total Stories: Four (4)  
 Building Size: 3,724+/- SF  
 Bathrooms: Three bathrooms total: 1st floor bathroom ADA compliant with urinal, 2nd floor two bathrooms (one with urinal.)  
 Year Built: 1936. Interior renovations in 2019.  
 Lot Frontage: On corner of Portland & Alder Street.  
 Parking & Egress: Gated driveway for employee parking & delivery in back with 1st floor loading door and exterior staircase to 2nd level.  
 Signage: Highly visible options on facade.  
 Zoning: B2B  
 Exterior: Brick

## Lease Details

Available Space: 3,724+/-SF  
 Current Interior Layout: **Basement:** Former prep station with two sinks and additional storage rooms.  
**1st Floor:** Open concept with built-in breakfast bar & ADA bathroom. Great lighting. Former use had open dining area, bar, library, and open kitchen..  
**2nd Floor:** Open concept multi-use area with two restrooms, kitchenette and closet space.  
**3rd Floor:** Open concept attic space with windows. Ideal for storage.  
 Lease Rate: \$3,500 per month NNN  
 Estimated NNNs: \$3.25 PSF (2021)  
 Availability: Immediate

Images of Former Layout







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## Basement



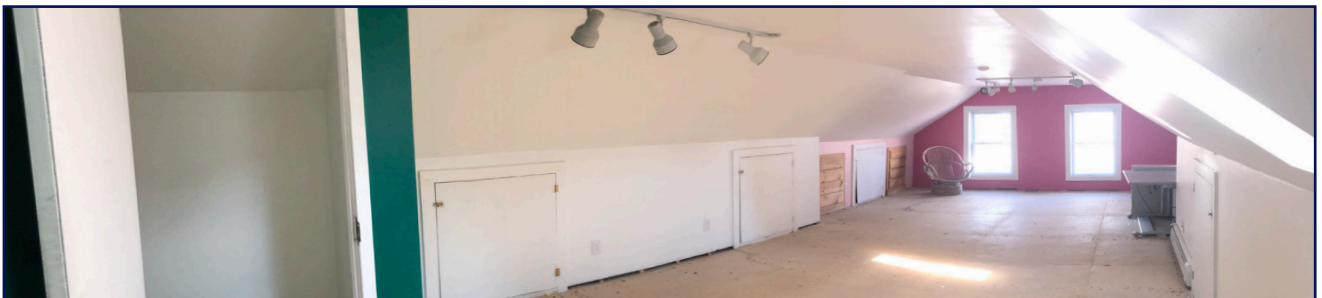
## 1st Floor



## 2nd Floor



## 3rd Floor







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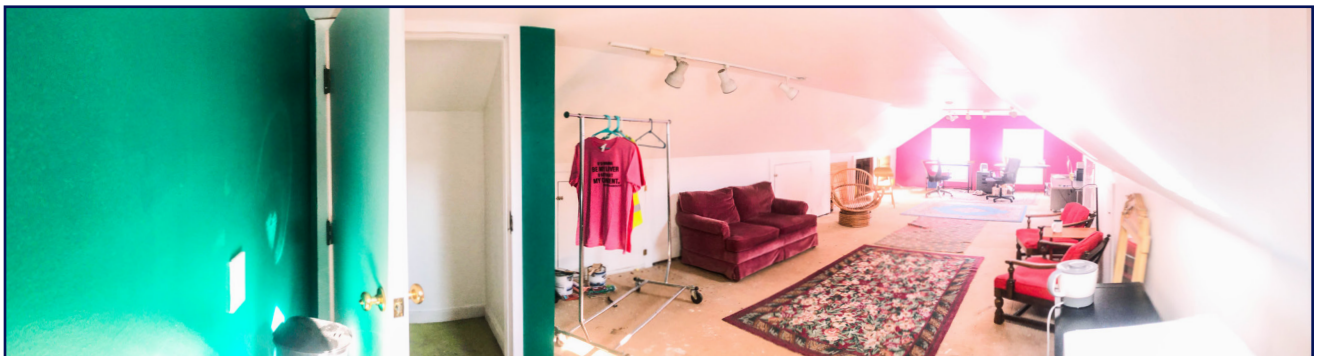
## 1st Floor



## 2nd Floor



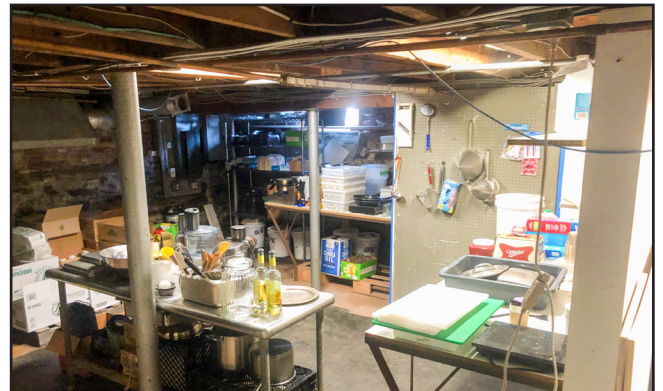
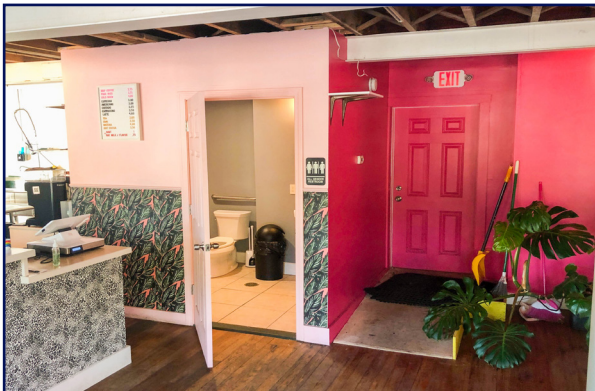
## 3rd Floor







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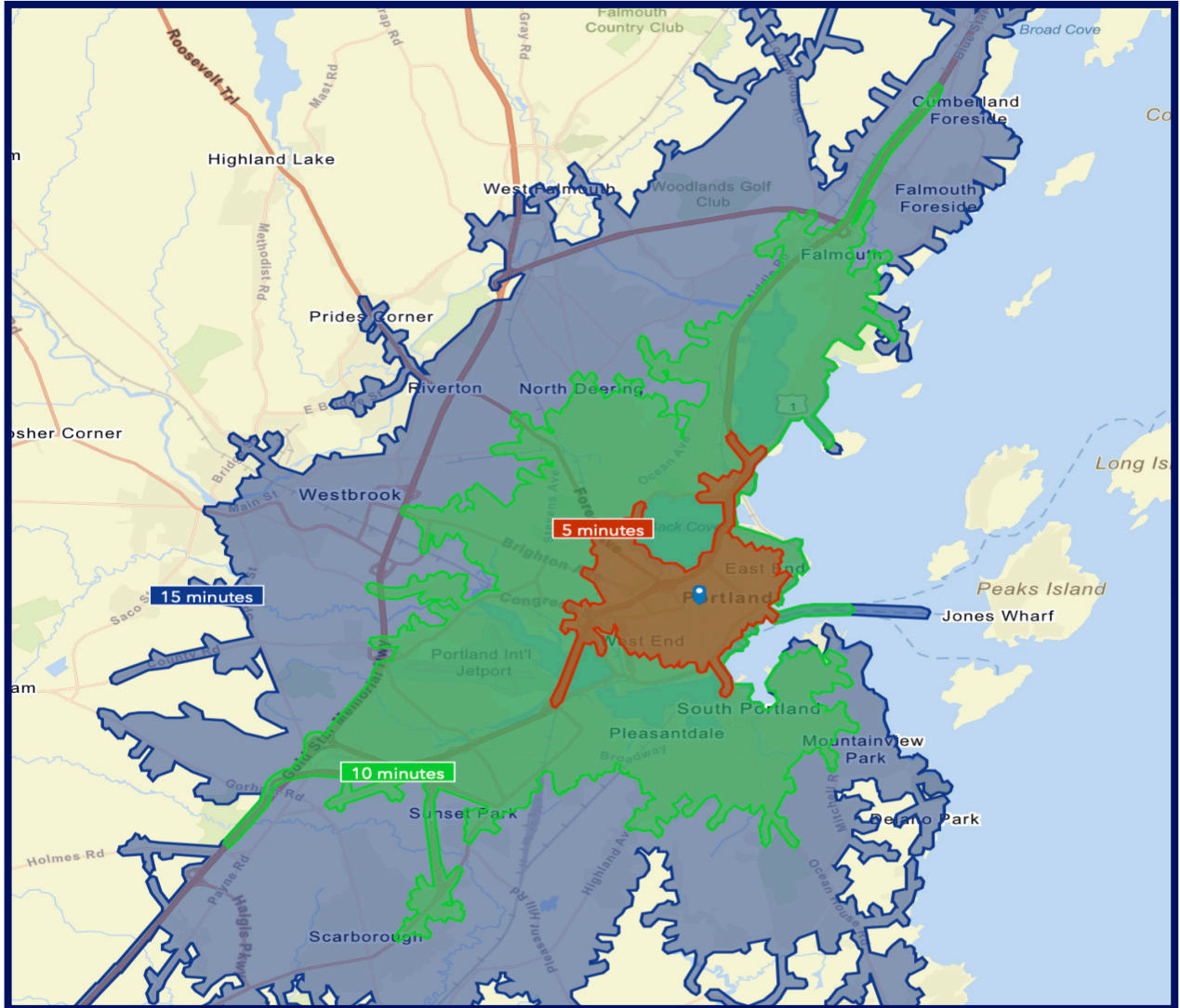


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**Drive Time Map Based 5, 10, & 15 Minutes From Site**



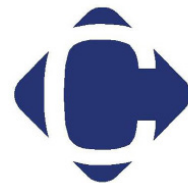
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Forbes | Real Estate Council

2021  
 OFFICIAL MEMBER

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