

**CARDENTE**  
REAL ESTATE  
Commercial / Investment Brokerage

# For Lease

103 Pleasant Street • Brunswick, Maine

## OFFICE SUITES OR ENTIRE 2,500 +/- 2ND FLOOR IN PREMIER BRUNSWICK LOCATION



Cardente Real Estate is pleased to offer for lease 600 - 2,500 +/- SF of office / general business space located at 103 Pleasant Street (US Route One), Brunswick, Maine. Encompassing the entire second floor, options include three office suites each with private rest rooms (one with shower), ample on site parking, and open layouts. The first floor main entrance offers individual mail slots for each office in the lobby. Other amenities include ample onsite parking, highly visible signage, & close proximity to quick service food operations and retailers. Within minutes to I-295 & the Maine Turnpike.



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Matthew Cardente  
Designated Broker / Partner

**Forbes** | Real Estate  
Council

2021  
OFFICIAL MEMBER

**CoSTAR**  
GROUP

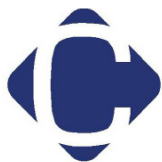
**POWER**  
BROKER™

322 FORE STREET • PORTLAND, MAINE

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## Property Details

Property Address:	103 Pleasant Street, Brunswick, Maine
Property Type:	Commercial Building
Total Buildings:	One (1)
Total Stories:	Two (2)
Floor:	Two (2)
Year Built:	1946 With ongoing renovations
Ceilings:	2x4 acoustic ceiling tiles
HVAC:	Central / Window Units
Flooring:	Carpet & Tile
Parking:	Ample, on-site parking.
Zoning:	GM5
Signage:	Signage opportunities available
Utilities:	Each suite is individually metered for electricity.

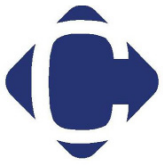


## Lease Details

Total Second Floor:	2,500 +/- SF
<b><u>Suite 1:</u></b>	
Square Feet:	600 +/- SF
Interior Description:	Open room plumbed and ideal for salon or office. Private bathroom and shower. Window views overlooking Pleasant Street.
<b><u>Suite 2:</u></b>	
Square Feet:	600 +/- SF
Interior Description:	Open unit with off street views, private bathroom, and open layout.
<b><u>Suite 3:</u></b>	
Square Feet:	1,300 +/- SF
Interior Description:	Open corner unit with windows on three sides, private bathroom & open work areas ideal for social distancing.
<b><u>Lease Rates</u></b>	
<b>Suite 1:</b>	\$800 per month plus utilities.
<b>Suite 2:</b>	\$800 per month plus utilities.
<b>Suite 3:</b>	\$1,000 per month plus utilities.
<b>Suite 2&amp;3:</b>	\$1,700 per month plus utilities.
<b>Entire 2nd Floor:</b>	\$2,400 per month plus utilities.



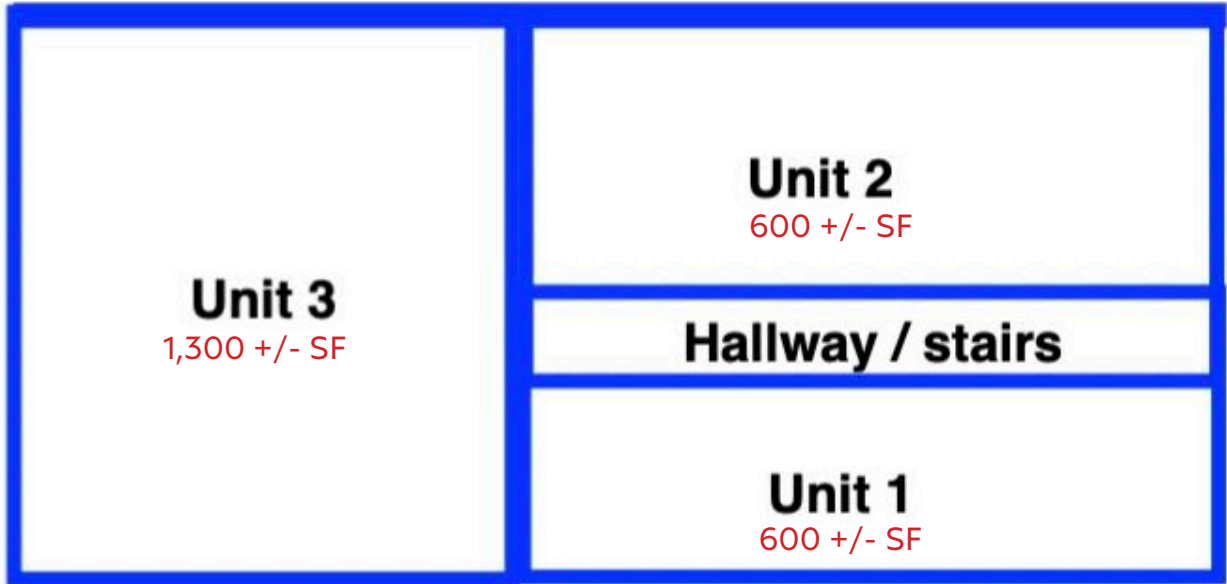




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## Floor Plan



**Pleasant Street**

## Aerial of 103 Pleasant Street



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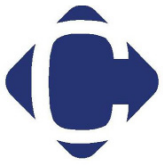
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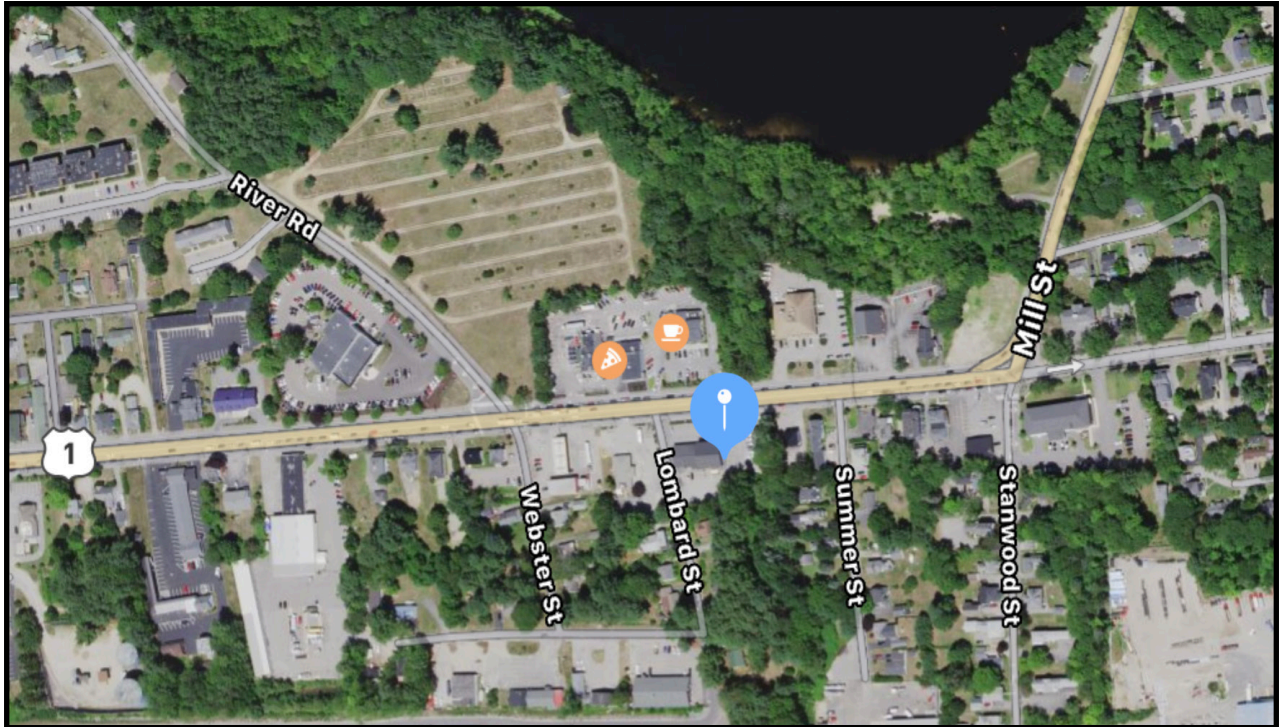


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## Aerials of 103 Pleasant Street



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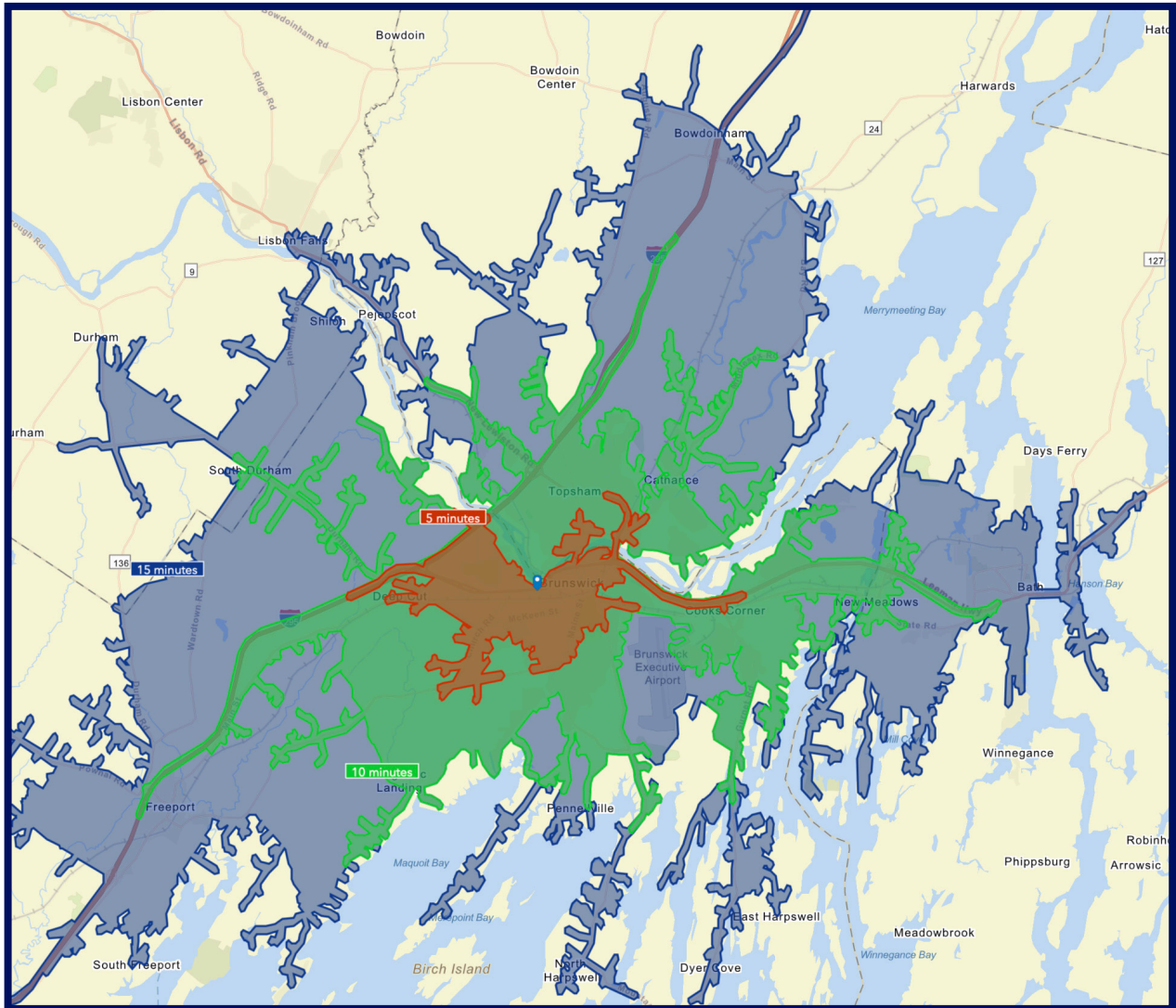


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## Drive Time Map Based 5, 10, & 15 Minutes From Site



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