



CARDENTE
REAL ESTATE
Commercial / Investment Brokerage

For Lease

275 B Marginal Way • Portland, Maine

**GENERAL BUSINESS / OFFICE / GYM / STUDIO
FOR LEASE AT GATEWAY TO PORTLAND**



3,200 +/- SF OF MIXED USE SPACE FOR LEASE WITH MULTIPLE SIGNAGE OPPORTUNITIES

Cardente Real Estate is pleased to offer for lease 3,200 +/- square feet of General Business / Office / Gym / Studio 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. Area businesses include Black Bear Medical, World Gym, Rising Tide Brewing, Portland Mattress, Coffee By Design, Port City Flooring, among others. This property offers on-site ample parking, signage on double sided pylon off Diamond Street, double sided sign on Marginal Way, and share of digital sign on Marginal Way. Tenant pays electric & heat. Current layout includes 3,200+/- square feet of multi-use space offering ample natural light.



(o): 207.775.7363
(f): 207.773.0066
(d): 207.775.5677
(c): 207.233.8229
matt@cardente.com

Matthew Cardente
Designated Broker / Partner

Forbes | Real Estate Council

2021
OFFICIAL MEMBER

CoSTAR GROUP | POWER BROKER™

322 FORE STREET • PORTLAND, MAINE

207.775.7363

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275 B Marginal Way • Portland, Maine

Property Details

Property Address: 275 Marginal Way, Portland, Maine
 Landlord: DIAMOND STREET LLC
 Property Type: General Business / Office / Gym / Studio
 Total Buildings: One (1)
 Total Stories: One (1)
 Building Size: 52,409 +/- SF
 Year Built: 1951
 Lot Size: 2.4405 +/- Acres
 Zoning: ILB
 Construction: Metal/brick
 HVAC: Hot air, central AC
 Electric: Other
 Sprinklers: Other
 Signage: Signage on double sided pylon off Diamond Street, double sided sign on Marginal Way, and share of digital sign on Marginal Way.



Lease Details

Available Space: Unit B- 3,200 +/- SF
 Lease Type: NNN
 Lease Rate: \$15/ SF NNN (\$4,000 Monthly)
 Estimated NNNs: Estimated at \$3.50 PSF
 Lease Term: (See Broker for details)
 Availability: (See Broker for details)





275 B Marginal Way • Portland, Maine

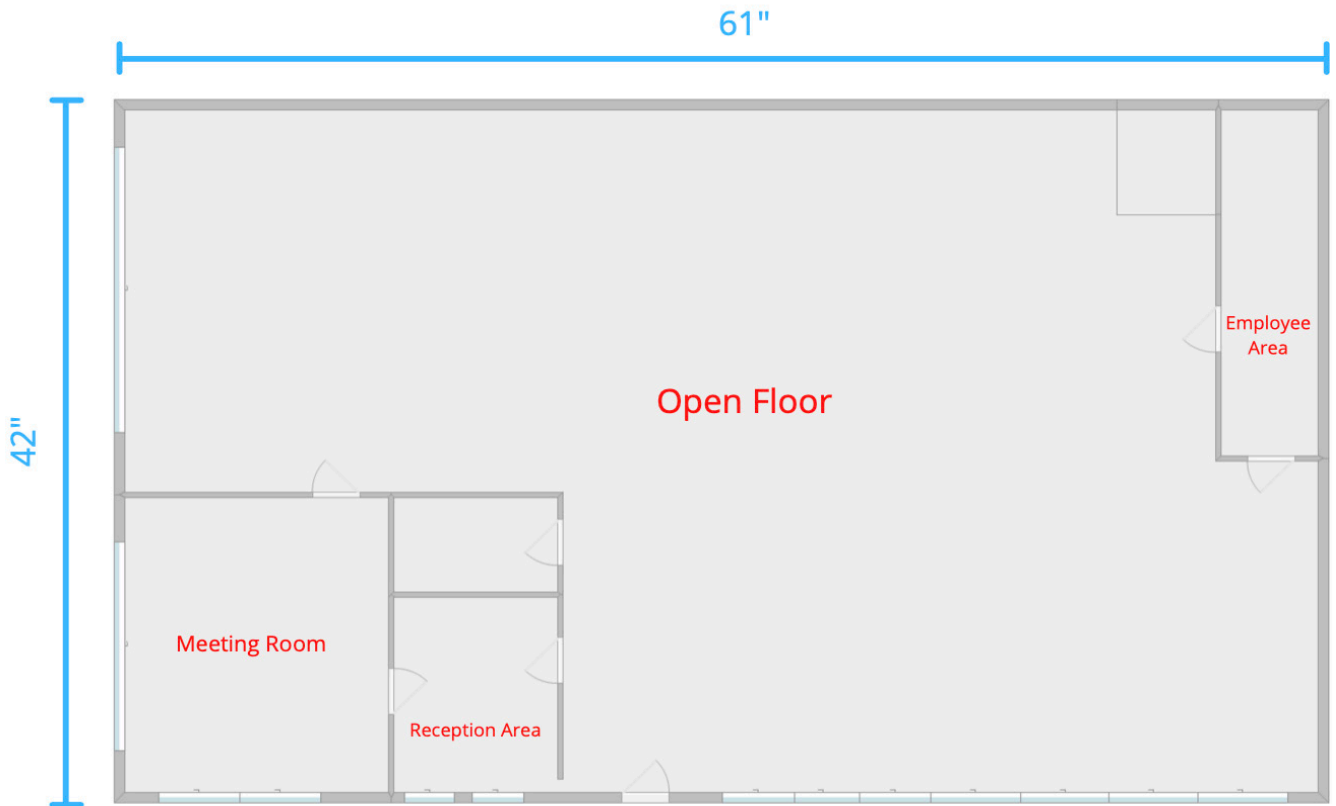
Current Imagery





275 B Marginal Way • Portland, Maine

Floor Plan

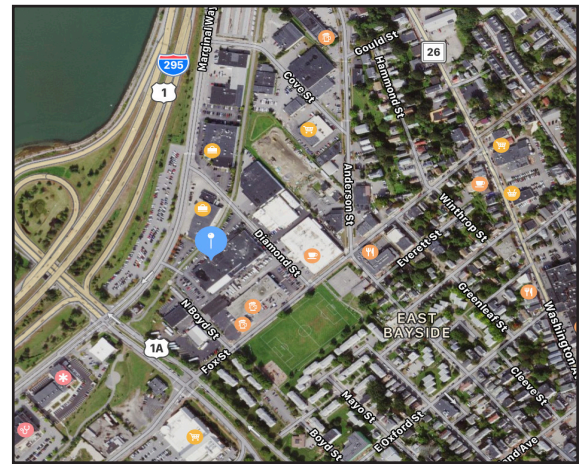
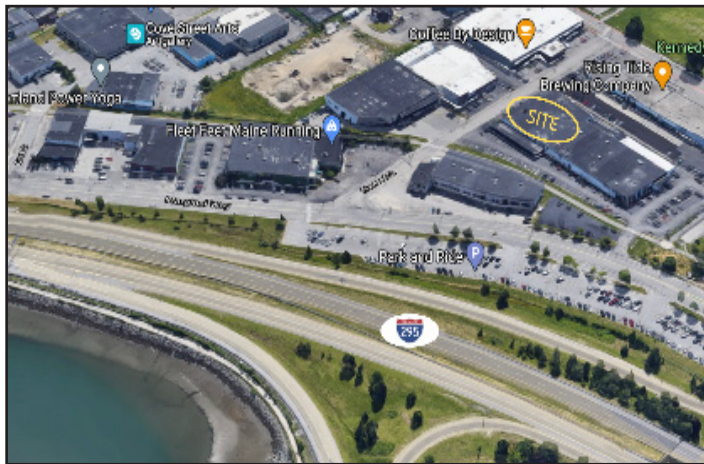


Not to Scale



275 B Marginal Way • Portland, Maine

Aerials of 275 Marginal Way

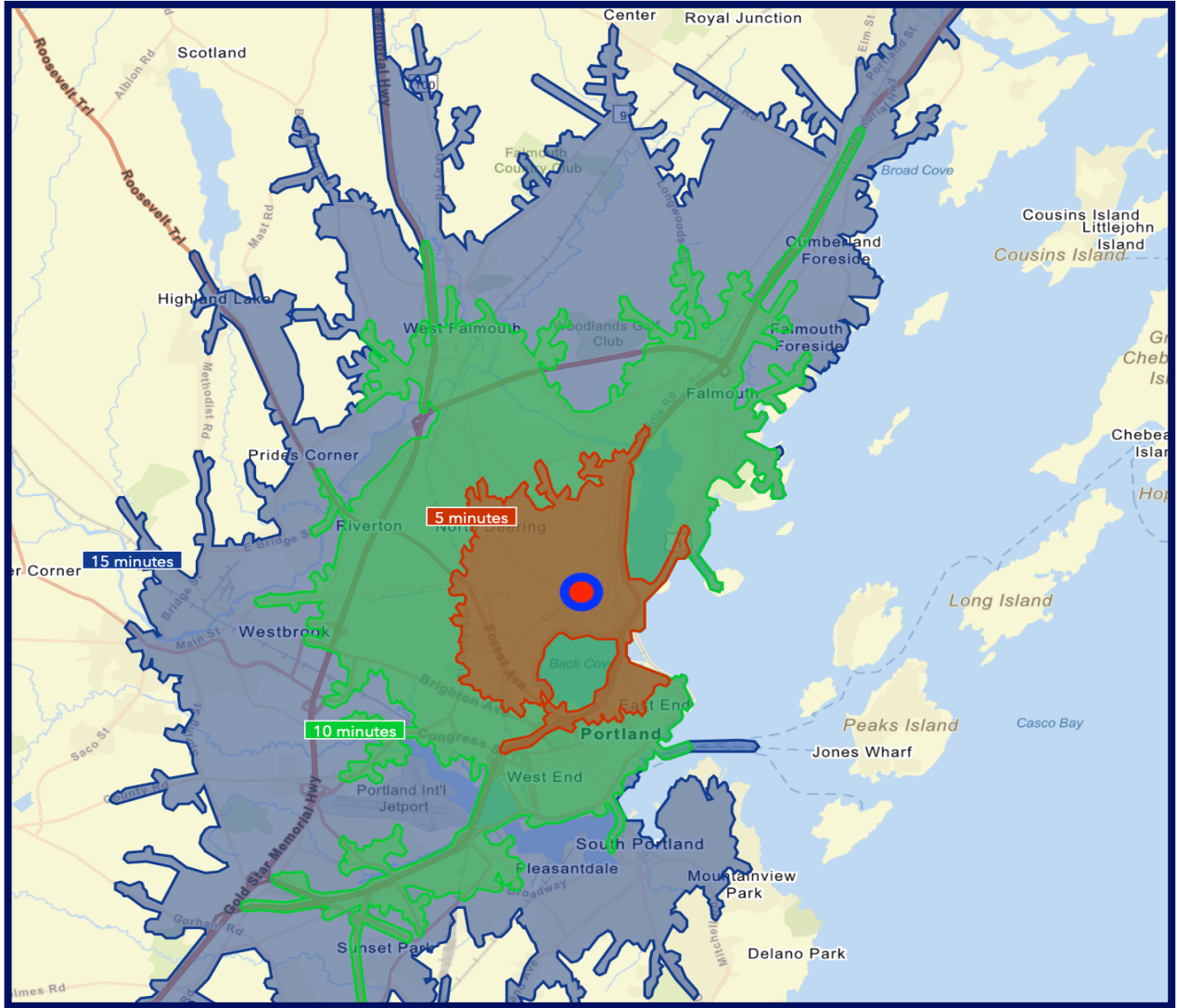




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Drive Time Map Based 5, 10, & 15 Minutes From Site



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(o): 207.775.7363
 (f): 207.773.0066
 (d): 207.775.7363
 (c): 207.949.5312
 katelyn@cardente.com

Katelyn Rice
 Broker

322 FORE STREET • PORTLAND, MAINE

207.775.7363

WWW.CARDENTE.COM