



**CARDENTE**  
REAL ESTATE  
Commercial / Investment Brokerage

For Lease

11 Baxter Boulevard • Portland, Maine

## SIGNATURE PORTLAND OFFICE SPACE



5,618 +/- SF OF OFFICE SPACE WITH ELEVATOR ENTRANCE

Cardente Real Estate is pleased to offer for lease 11 Baxter Boulevard located in Portland, Maine. Consisting of a first floor designated entry and elevator that opens up to the 2nd floor, this office space consists of 5,618 +/- total rentable square feet. Located right off of I-295 and is adjacent to the Hannaford Brothers Shopping Center, the layout includes perimeter offices & conference rooms (all with windows & ample natural light), interior offices and work areas, built-in reception with waiting area at elevator entrance, kitchen / break room, and three bathrooms (one with shower). Visible and located right off Forest Avenue next to Hannaford Plaza entrance, this is an ideal location for office or medical office users looking for easy access and highly visible signage. Onsite parking provided onsite as well as through third party. Notice required to see property. Access only available on Tuesday and Friday afternoons.



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**Property & Lease Details**

Property Address:	11 Baxter Boulevard, Portland, Maine
Property Type:	Class B Office Space
Number of Stories:	2
Owner:	William C. Rowell Family, LP
Building Size:	22,345+/- SF
Year Built:	1930 with ongoing renovations
Lot Size:	0.513+/- SF
Interior Description:	Full second floor with elevator & exclusive first floor entry.
Building Type:	Office/Retail
Construction:	Brick/Stone
HVAC:	Central HVAC
Signage:	Highly visible facade signage above entrance on Forest Avenue.
Access:	Seconds from I-295
Parking:	One exclusive elevator onsite with additional parking available for lease on 3rd party lot.
Zoning:	B-2
Available Space:	5,618+/- SF
Lease Type:	NNN
Lease Rate:	\$14 Per S.F., NNN
Estimated NNNs:	\$3.75 Per S.F., NNN
Lease Term:	3-10 Years

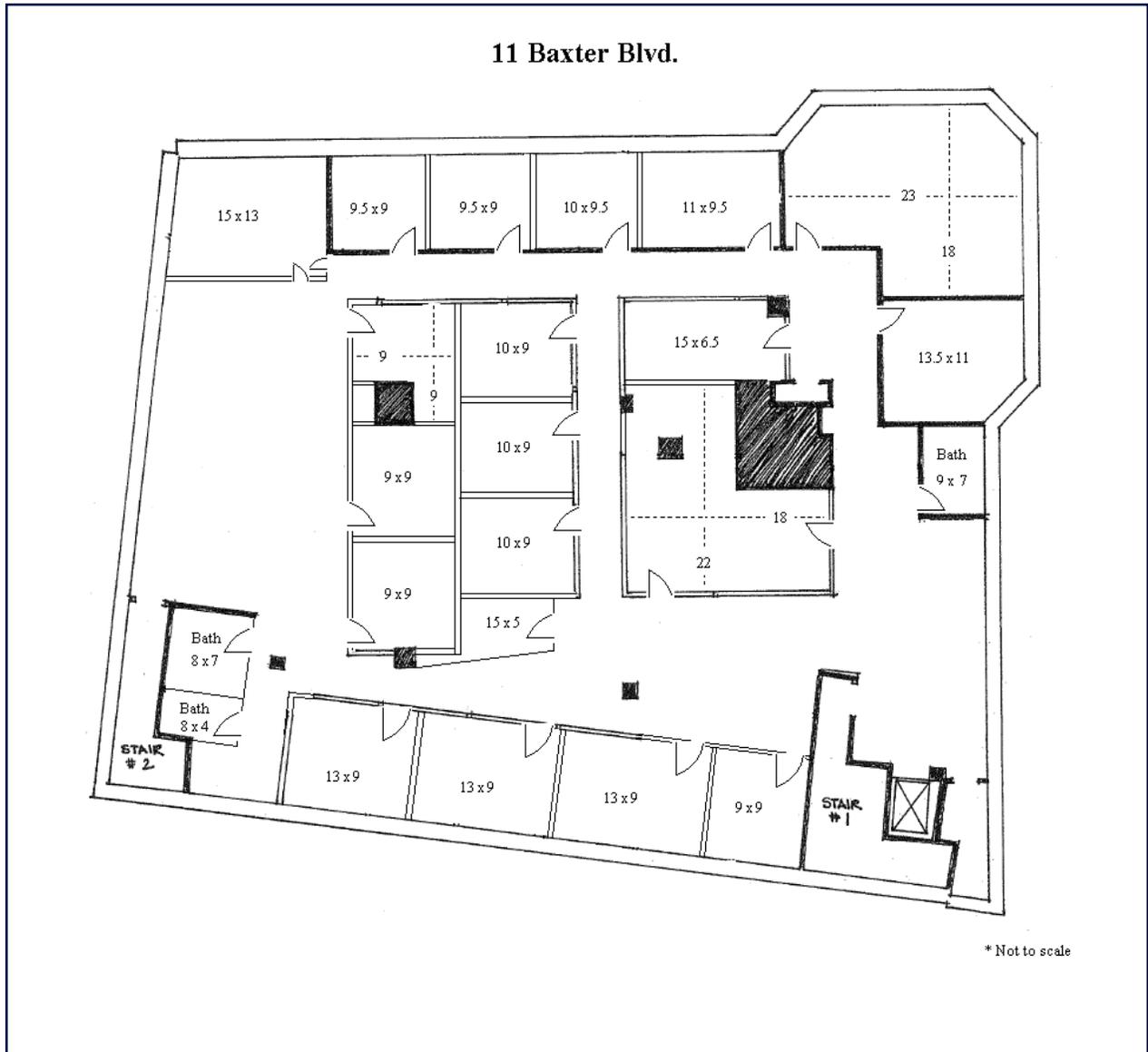


**Aerial of 11 Baxter Boulevard**



11 Baxter Boulevard • Portland, Maine

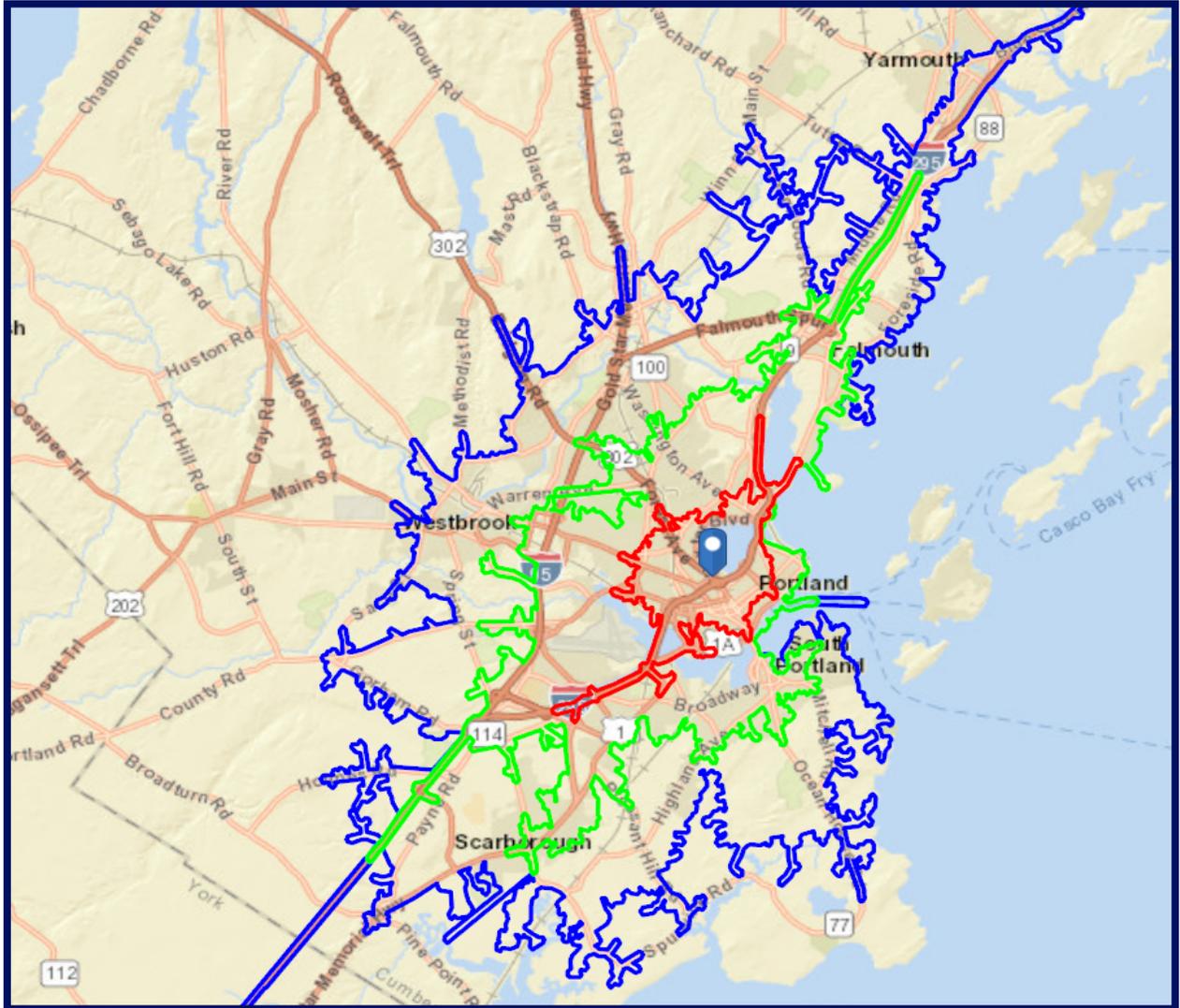
# 2nd Floor Plan





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

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