

FOR LEASE | PRIME RETAIL SPACE

211 MARGINAL WAY, PORTLAND, ME 04101



BUSINESS EXPANDING AND RELOCATING



PROPERTY HIGHLIGHTS

- 4,052± sf of retail space currently available.
- Potential for up to 6,792± sf with a 2,740± sf addition.
- Located at the gateway to downtown Portland and newly developing Bayside area on the corner of Marginal Way and Franklin Street Arterial.
- Benefits from great visibility with traffic counts of over 23,300 cars/day.
- Easy access to major transportation routes via Exit 7 of I-295.
- Join area retailers including Whole Foods, Planet Fitness, Walgreens, Trader Joe's, Eastern Mountain Sports, Batson River Brewing, The Yard, Banded Brewing, Chipotle, and Bayside Bowl among others.
- Lease Rate: \$37.00/SF NNN

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PROPERTY DETAILS

OWNER OF RECORD	Marginal Way Properties Inc.
ASSESSOR'S REF	Map 24, Block C, Lot 1
BUILDING SIZE	8,052± SF expandable to 10,792± SF
AVAILABLE SPACE	4,052± SF existing space Potential for expansion to 6,792± SF with 2,740± SF addition.
LAND AREA	0.67± Acre
ZONING	B7 - Urban Commercial Business
CONSTRUCTION	Architectural metallic panels on steel frame
HVAC	Gas-fired, separately metered
SPRINKLER	Yes, wet system
UTILITIES	Municipal water and sewer
PARKING	On-site for up to 24± vehicles
BUILDING TENANT	AT&T and <u>YOU</u>
LEASE RATE	\$37.00/SF NNN
NNN EXPENSES	\$9.25/SF (2021 estimate)

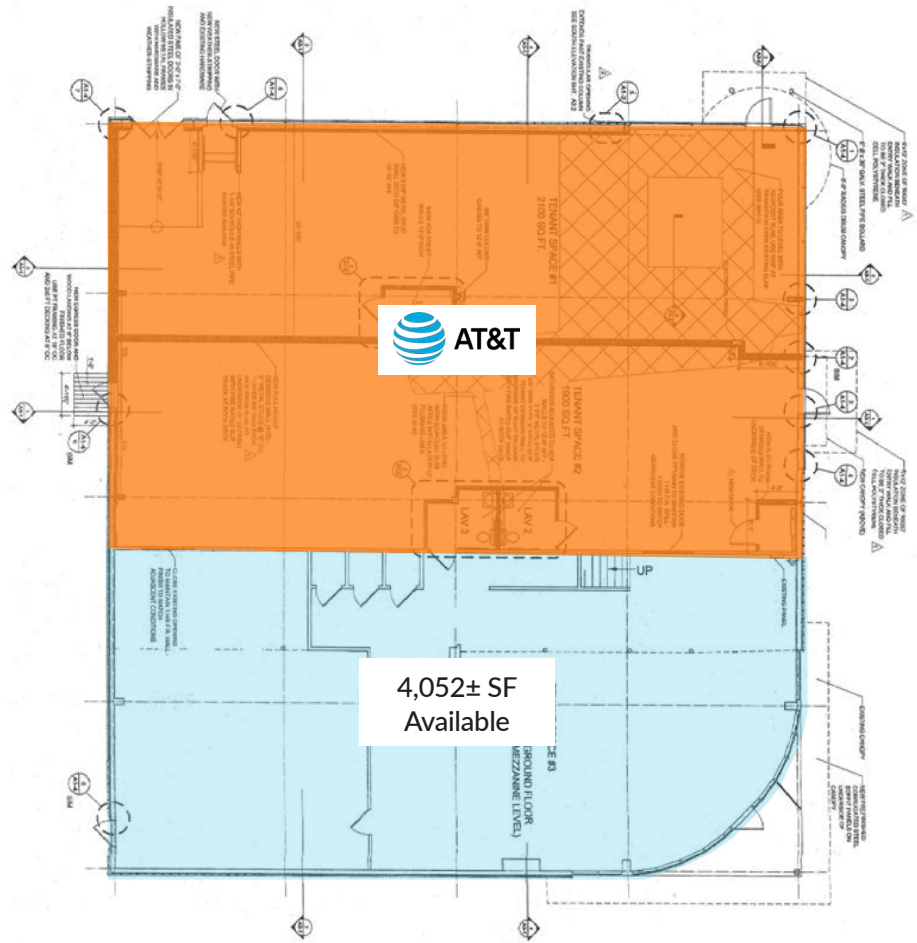


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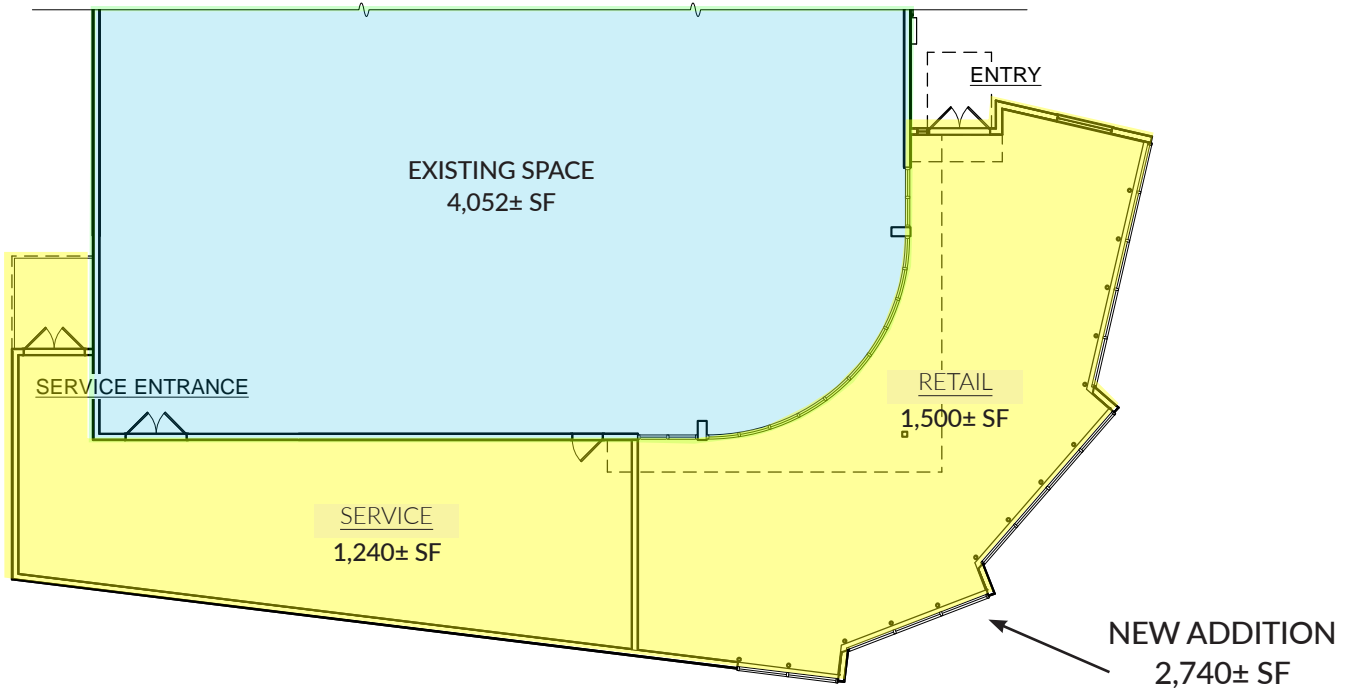


CURRENT BUILDING PLAN



PROPOSED ADDITION PLAN

2,740± sf new addition provides up to 6,792± sf total available.



PLAN
3/32" = 1'-0"

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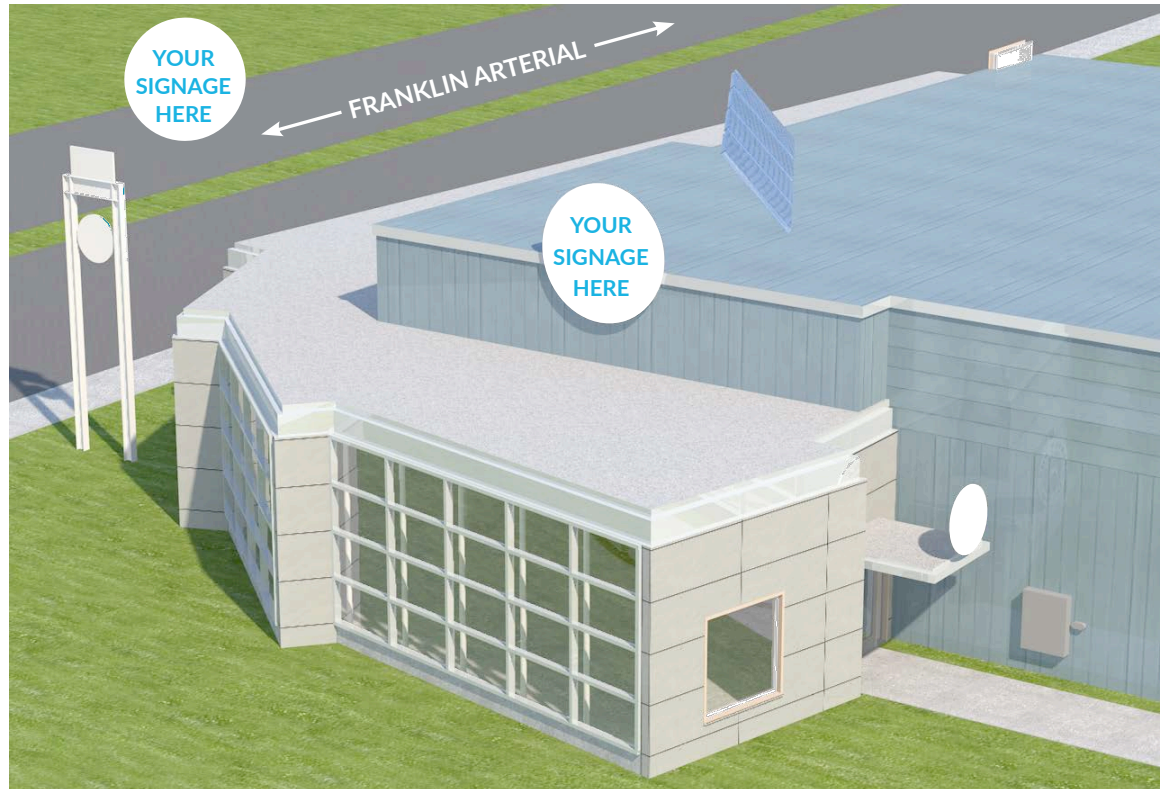
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EXISTING BUILDING



POTENTIAL NEW ADDITION



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