

FOR SUBLEASE | TURNKEY RESTAURANT SPACE

265 MARGINAL WAY, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

- Newly built out restaurant space available for sublease or direct partnership with existing tenant - minibar! Contact broker for details.
- Space features a full commercial kitchen, indoor seating for 30-40 patrons and additional outdoor seating area
- Direct private entry adjacent to Salud with an additional egress point through minibar
- Drive up lane with large glass overhead door for ease of loading/unloading
- Ideal space for existing restauranter, catering company, or a group looking to partner with minibar, Maine's premier indoor mini golf



SUBLEASE RATE: \$8,000/Month Gross

**Depending on use, contact broker*



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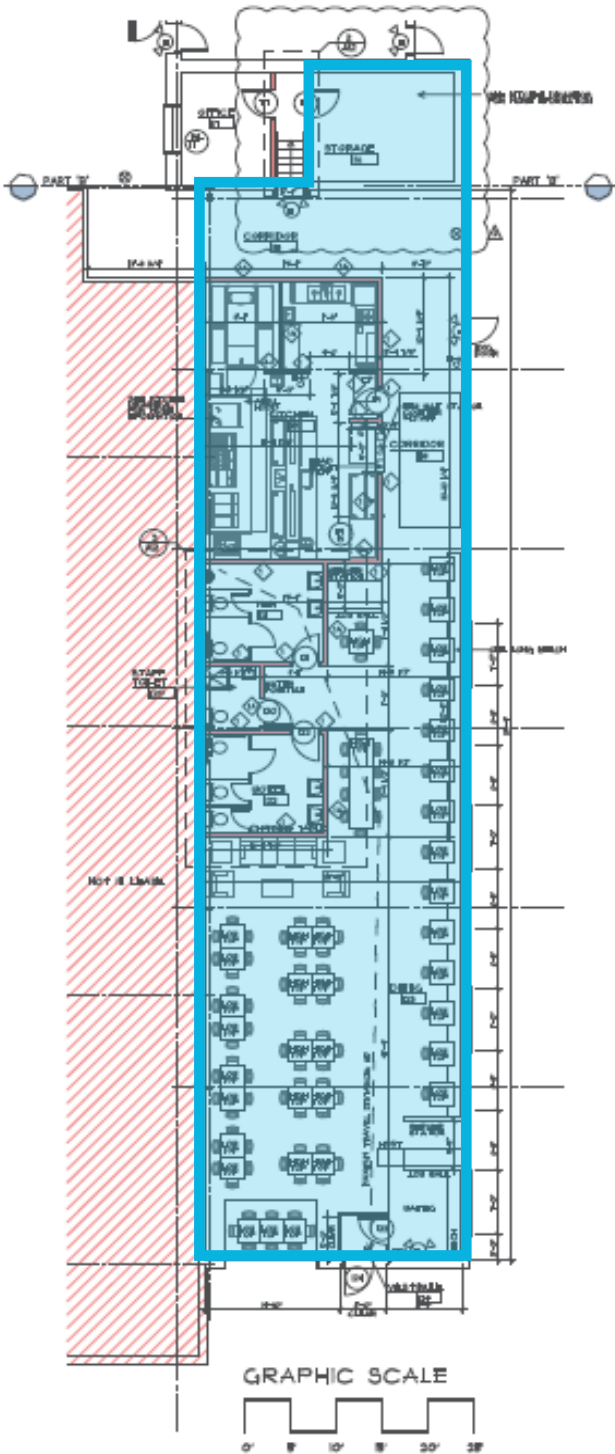
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PROPERTY DETAILS

OWNER	Diamond Street, LLC
SUBLESSOR	Minibar, LLC
SPACE AVAILABLE	Est. 1,000 - 3,500± SF
DATE AVAILABLE	Immediately
BUILDING SIZE	107,149± SF
YEAR BUILT	1951 (renovated in 2024)
LOT SIZE	3.38± AC
ZONING	I-LB (Industrial - Light Business)
HEATING & COOLING	Gas Fired, Forced Air-Duct with Central AC
UTILITIES	Municipal water and sewer
POWER	200 AMP, 3-Phase
SPRINKLERS	Wet system
RESTROOMS	Private (Option of shared use of larger block of bathrooms for potential users depending on use and alignment with minibar)
PARKING	Ample on-site in common with other tenants
AREA BUSINESSES	Salud, Austin Street, Rising Tide, Apres, Arlberg Ski & Surf Shop, Coffee By Design, Tandem & more
AREA AMENITIES	Whole Foods, Convenient MD, Back Cove Trail
SUBLEASE RATE	\$8,000/Month Gross
SUBLEASE TERM	Through September 30, 2030

FLOOR PLAN



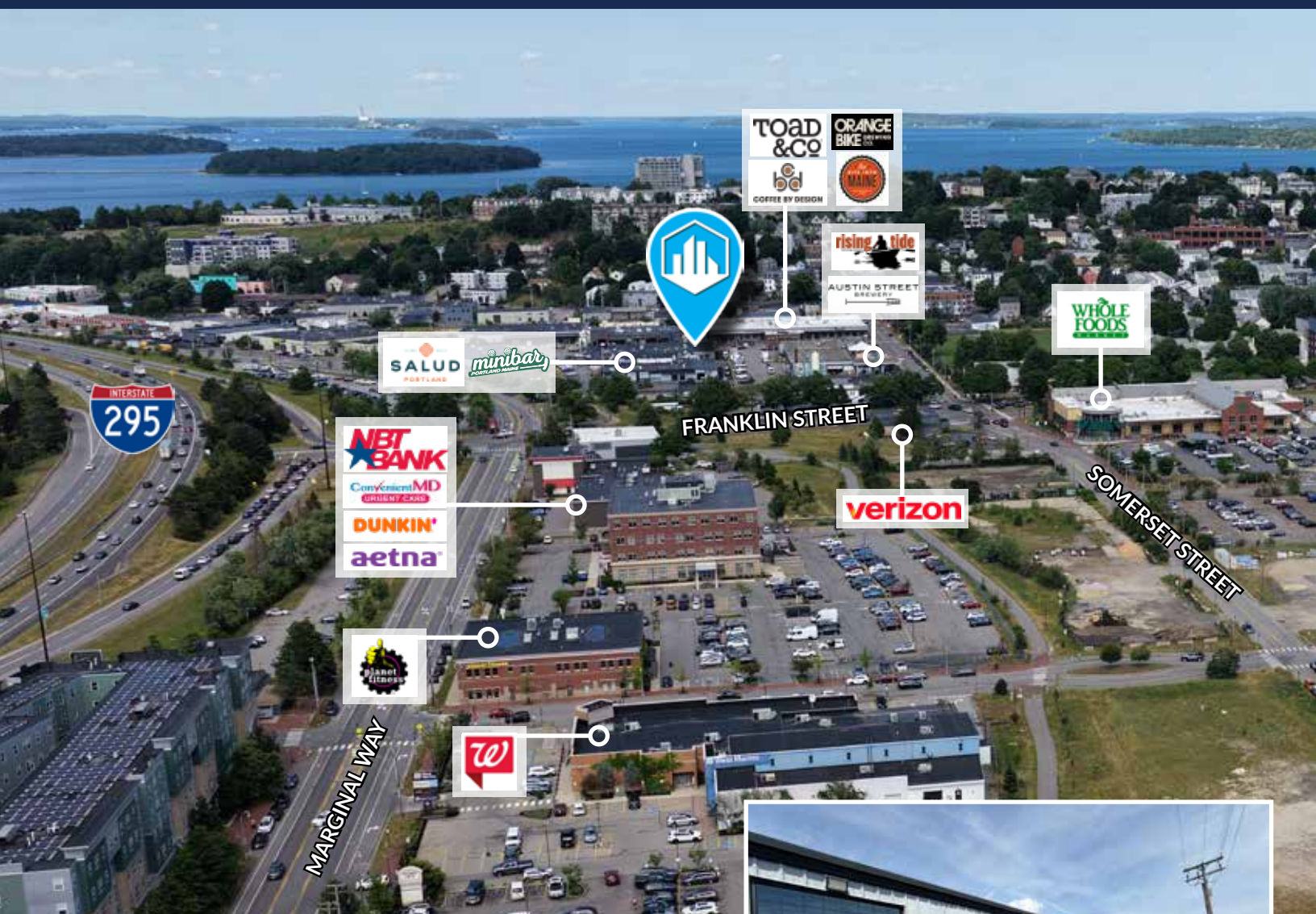


PROPERTY PHOTOS



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CONTACT



CAMERON FOSTER
Broker
207.553.1722 D
703.717.1660 C
cfoster@boulos.com




**THE BOULOS
COMPANY**

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