

**PORTA  
& CO.**

# FOR LEASE | BAYSIDE MEDICAL OFFICE

165 Lancaster Street | Portland, ME



## Property Highlights

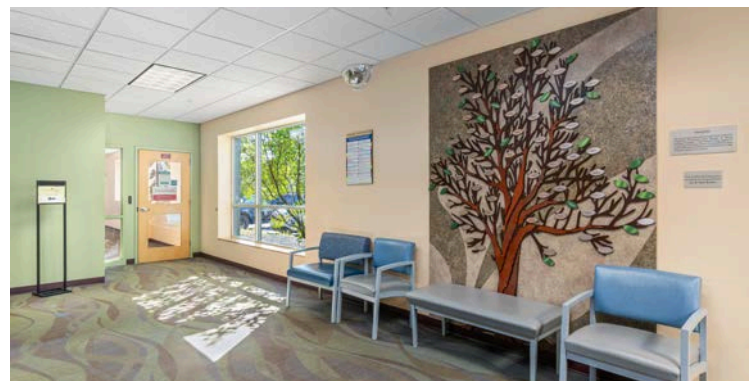
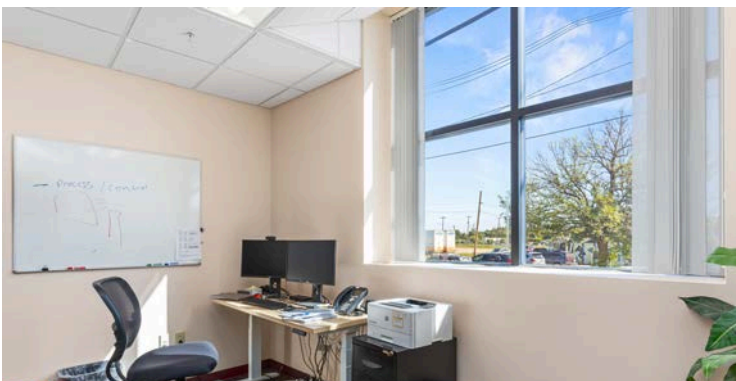
- Up to 33,074 SF of Office space available For Lease
- Currently built out as Medical Office space
- 85 on-site parking spaces between 3 surface lots on the property
- Convenient location in Bayside with easy access to 295 and Forest Ave
- Additional parking available in the Portland Public Market Garage and area lots
- Join the transformation taking place in Bayside
- Lease Rate : \$12.00-\$14.00/SF NNN

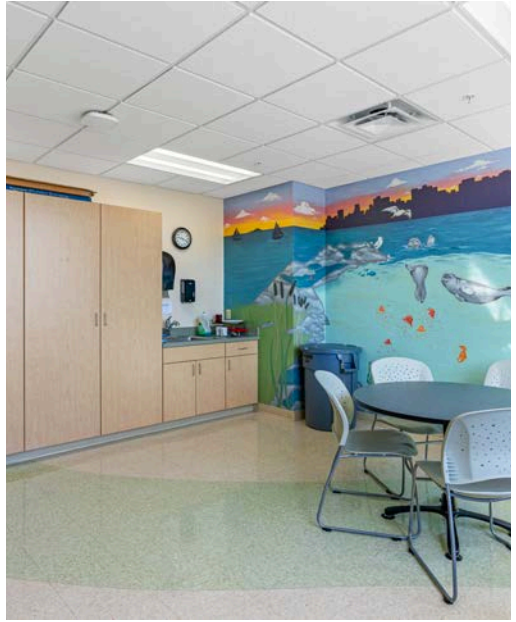


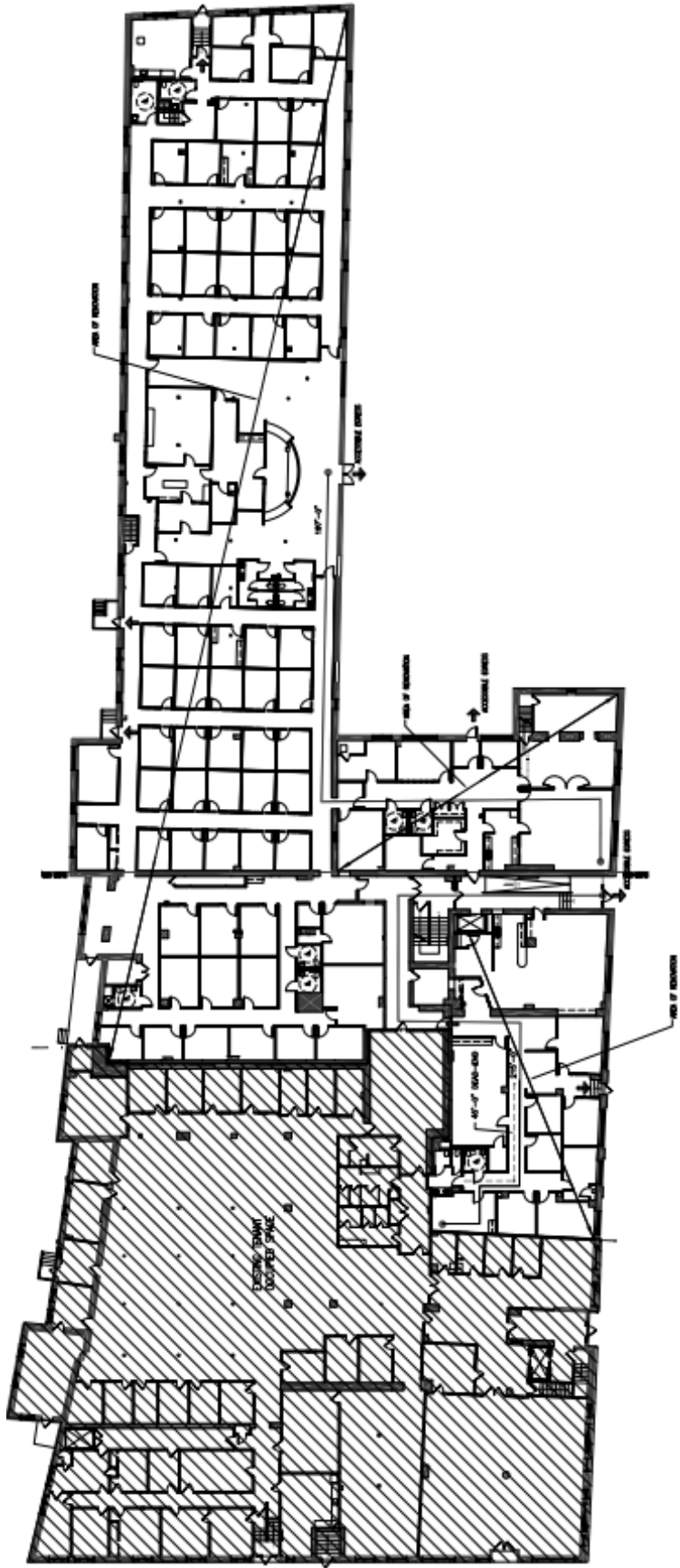
**PORTA & CO.**  
COMMERCIAL REAL ESTATE

30 Milk Street, Second Floor  
Portland, ME 04101  
207-747-1515  
[www.portacompany.com](http://www.portacompany.com)

<b>Owner:</b>	WBP Commercial, LLC   Reveler Development
<b>Property Manager:</b>	Boulos Asset Management
<b>Address:</b>	165 Lancaster Street, Portland, ME
<b>Year Built:</b>	1913
<b>Available Space:</b>	33,074± SF (contiguous on the ground floor)
<b>Parking:</b>	85 parking spaces on-site dedicated to this space, additional parking available in Public Market Garage and area lots
<b>HVAC:</b>	Packaged RTU System, Forced Hot Air, Central A/C
<b>Lease Rate:</b>	\$12.00 - \$14.00/SF NNN
<b>Office Layout:</b>	Medical Office build out; reception, conference rooms, staff break rooms, exam rooms, offices, staff and patient restrooms, etc.







1/4" = 1'-0" TRAVEL DISTANCE

2. NEW FIRST FLOOR FIRE PROTECTION PLAN  
DATE: 11/14/17





CONTACTS



Peter Gwilym

Partner  
 c: 207-272-4262  
 o: 207-747-1515  
 pgwilym@portacompany.com



Joseph Porta

Partner  
 c: 207-712-6390  
 o: 207-747-1515  
 jporta@portacompany.com