

FOR LEASE

STREET-LEVEL RETAIL/OFFICE/FLEX SPACE

503-509 FOREST AVENUE, PORTLAND, ME 04101



Conceptual Rendering Depicting Upcoming Renovations



PROPERTY HIGHLIGHTS

- Upper-floors recently converted to 38 residential apartments.
- Up to 6,313± contiguous square feet available. Landlord can subdivide for smaller tenants. Vacant space can be configured in multiple ways, see brochure or broker for details.
- The facade of the building has been renovated to historic standards, including floor-to-ceiling windows.
- Glazing signage, blade sign, or sign on posts are acceptable for historic compliance. Municipal ordinances apply.
- Traffic counts of 22,180 cars per day per MDOT.
- On-site parking garage as well as street parking.
- Lease rate: \$15.00/SF NNN

[Scan QR code to view online listing](#)



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PROPERTY DETAILS

OWNER	DC 509 Forest, LLC
ASSESSOR'S REF	Map 127, Block A, Lot 2
ZONING	B2b - Business Community
AVAILABLE SPACE	See floor plans.
UTILITIES	Municipal water and sewer
ADA	Yes, includes elevator access.
ELEVATOR(S)	(1) passenger and (1) freight

HVAC	Gas-fired central HVAC
CEILING HEIGHT	14'-16'
PARKING	72-car garage located in lower level available at market rates. Street parking and surface level also available. See details below.
LEASE RATE	\$15/sf NNN
CAMS	\$5.50/sf (Estimated)

SIGNAGE

One of the following signage options may be available, per historic review.

- Building Signage: 1.5 SF on cast stone
- Blade Sign: 16 SF on either side of the facade
- Projecting Sign: 24 SF on facade
- Pole Sign: In landscaping, 24 SF max, <50% of window coverage
- Directory Signage in Lobby

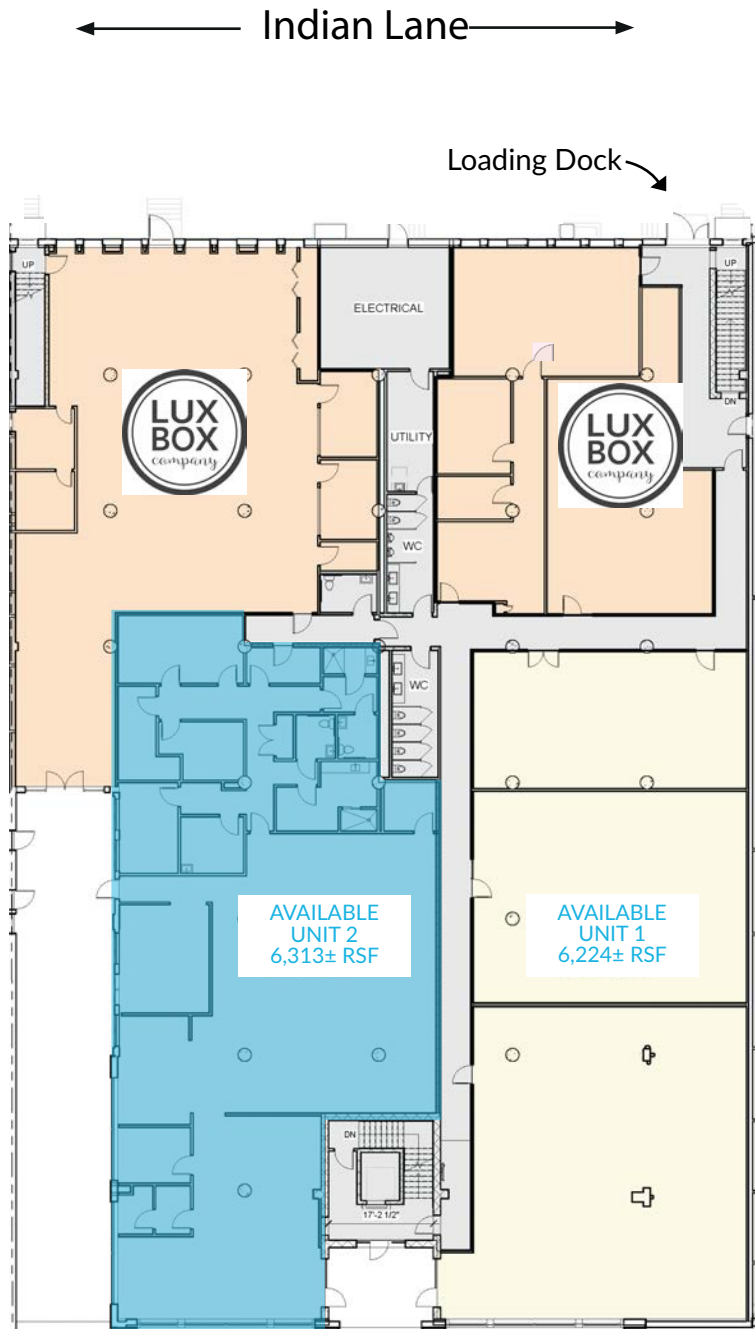
PARKING WITHIN .25 MILE RADIUS

LOCATION	# OF SPACES
Forest Ave street parking	80± Spaces
Ricker Park + Indian Lane, plus parking surrounding 509 Forest	165± Spaces
Forest Park and Prompto Area	145± Spaces
Other Forest Ave Businesses	160± Spaces
Residential Parking, single side, 5540 feet	123± Spaces
Residential Parking, both sides, 2100 feet	93± Spaces
TOTAL	766± Spaces





FLOOR PLAN



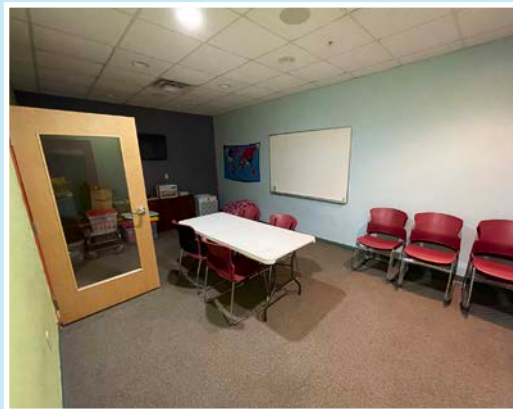
509 FOREST AVENUE

(Landlord can subdivide the space for smaller users.)

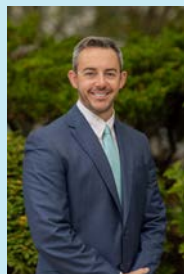


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CONTACT US



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