



Property Highlights

- 1,007± SF flex - office | retail unit with impressive ceiling height
- Large glass door and windows bring ample natural light through the space
- Two (2) dedicated on-site parking spaces
- Mezzanine over the rear of the space makes for a nice private office
- Centrally located in the heart of Bayside, adjacent to Bayside Bowl
- Lease Rate: \$2,750/month Gross



LANDLORD	REVELER DEVELOPMENT
PROPERTY MANAGER	PORT PROPERTY MANAGEMENT
AVAILABLE SPACE	SUITE 3: 1,007 SF
PARKING	TWO (2) DEDICATED SPACES DIRECTLY IN FRONT OF UNIT, ADDITIONAL PARKING AVAILABLE IN REAR
HVAC	MINI SPLIT **INCLUDED IN BASE RENT
UTILITIES	MUNICIPAL
CEILING HEIGHT	9' - 18'
RESTROOMS	ONE (1), IN SUITE
LEASE RATE	\$2,750/SF GROSS



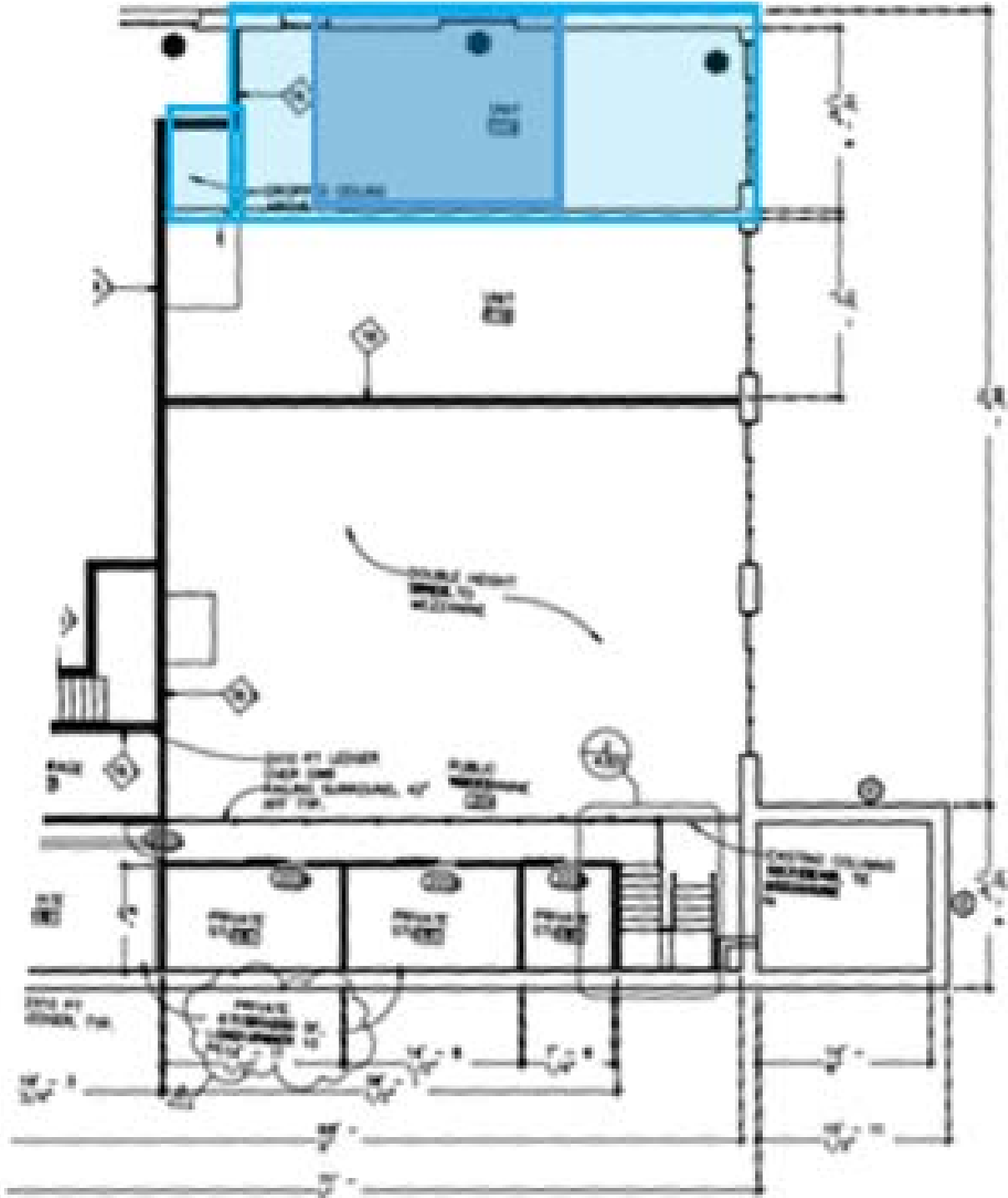
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PHOTOS

52 Alder Street | Portland, ME



SUITE 3: 1,007 ± SF



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Property Aerial

52 Alder Street | Portland, ME



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