FOR LEASE • MEDICAL/OFFICE SPACE

10 Q Street • South Portland, ME

MALONE
COMMERCIAL BROKERS







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2,250± SF PRIME MEDICAL/ PROFESSIONAL OFFICE SPACE

- Currently occupied by Casco Bay EyeCare (available 9/1/2026), it is built for medical use, with a waiting room, staff/records area, and several exam rooms.
- Located behind Shaw's Plaza in the Mill Creek District, it is a very convenient location for eastern South Portland, Cape Elizabeth, and the Portland Peninsula. This area has one of the highest per capita household incomes in the state.
- It also has a full basement, ample on-site parking, and has full handicap accessibility

LEASE RATE: $18.50/SF NNN
CAM'S estimated at $6.75/SF

PROPERTY SUMMARY

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Site Info

OWNER:	Francis Robbins
DEED:	Book 10932, Page 303
ASSESSOR:	Map 15, Block E, Lot 10
LOT SIZE:	0.50± AC
SIGNAGE:	Pylon sign on Q St.
PARKING:	10-15 spaces
ZONING:	MCC (MillCreek Commercial)

Building Info

AVAILABLE SPACE:	2,250± SF / First floor
YEAR BUILT:	1985
CONSTRUCTION:	Single story wood-frame
ROOF:	Asphalt shingles
SIDING:	Cedar shakes
FLOORING:	Carpet, tile
ELECTRICITY:	Circuit breakers
HVAC:	Forced Air-Duc, Central Air; Natural gas
UTILITIES:	Municipal water and sewer
KITCHEN:	Yes
RESTROOM:	Two (2), both handicap accessible
BASEMENT:	Full (some wetness)
LEASE RATE:	$18.50/SF NNN
CAM'S:	Approximately $6.75/SF





PHOTOS & FLOOR PLAN

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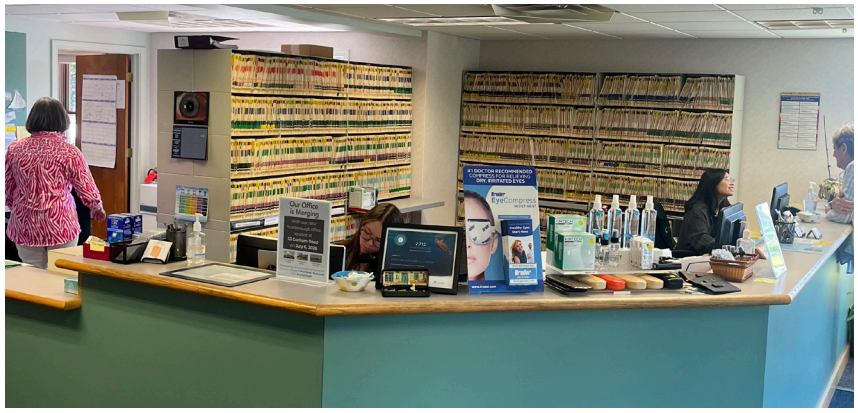

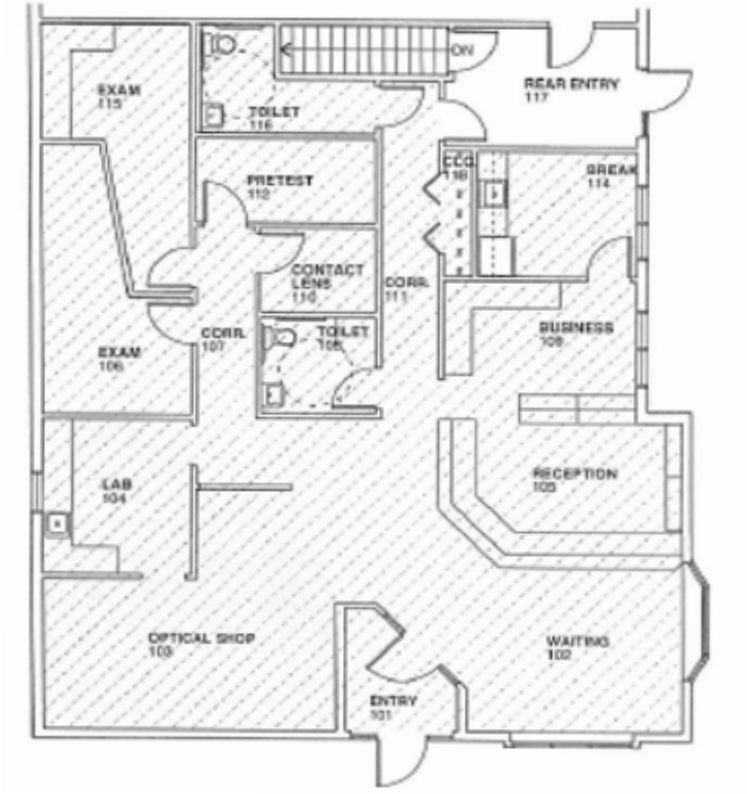

LOCATION MAP

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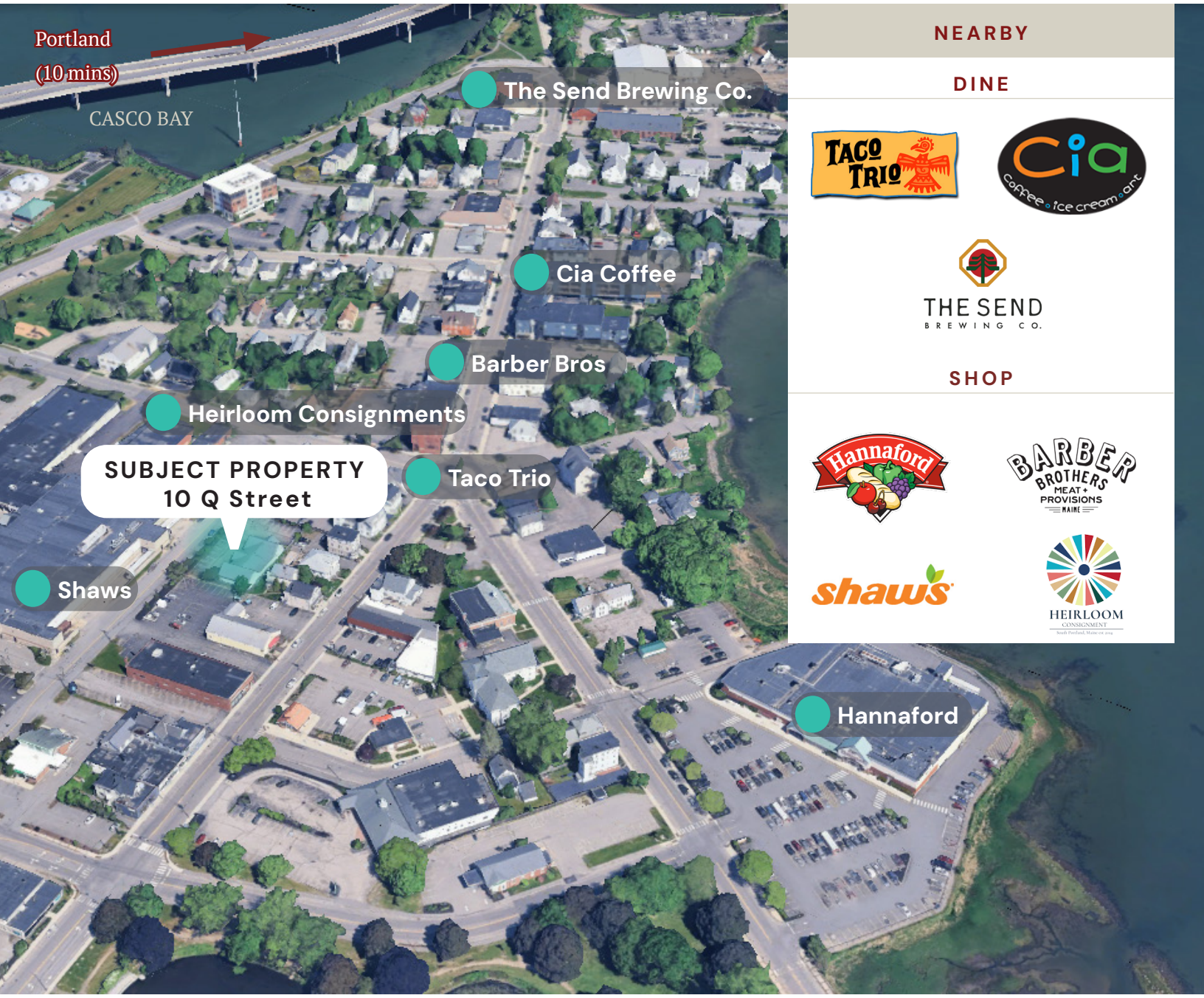

NEARBY

DINE

Taco Trio

Cia Coffee • ice cream • art

THE SEND BREWING CO.

SHOP

Hannaford

Barber Brothers Meat + Provisions Maine

shaw's

Heirloom Consignment

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