

FOR LEASE

OFFICE SPACE



295 FOREST AVENUE, 2ND FLOOR PORTLAND, ME 04101

- 9,751± SF office space located on the second floor of the Hannaford Plaza on busy Forest Avenue
- Space boasts abundant natural light and expansive views of Back Bay
- Excellent visibility, with traffic counts of over 28,370 cars/day
- Ample on-site parking in common with other tenants
- Private entrance with elevator access, multiple private restrooms, including a shower room and flexible office layout



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PROPERTY DETAILS

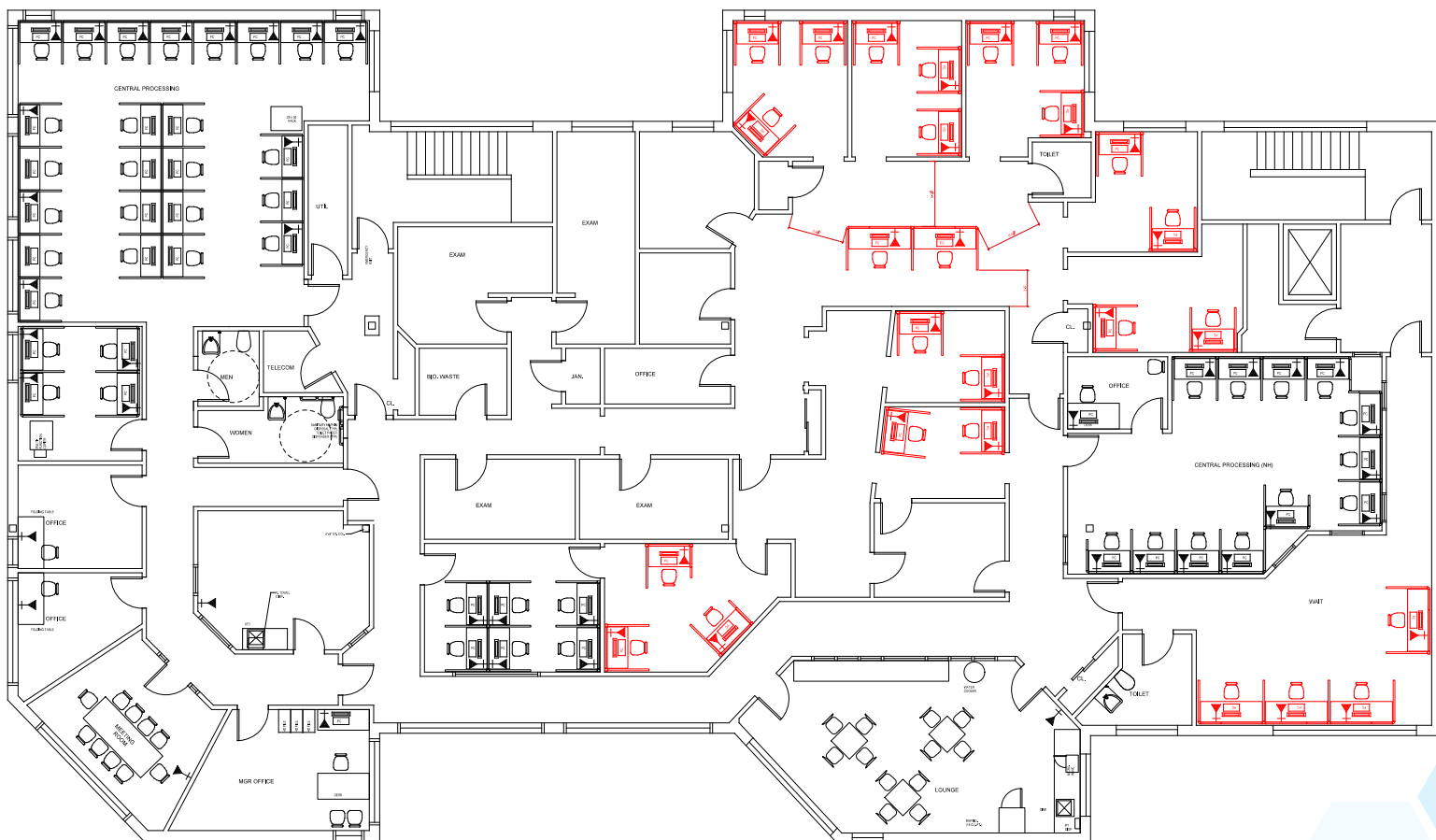
OWNER	Hannaford Bros Co
ASSESSOR'S REFERENCE	Map 34A, Block C, Lot 1
BUILDING SIZE	92,122± SF
AVAILABLE SPACE	2nd Floor - 9,751± SF
YEAR BUILT	1984
ELEVATOR	Yes
HVAC	Gas-fired HVAC
ZONING	B2 - Community Business
CENTER TENANTS	Hannaford, Dental Wellness of Maine, Aroma Joe's, Exciting Nails & Spa, Casco Bay Frames and Fairy Dog Mother
UTILITIES	Separately Metered Municipal water/sewer
SIGNAGE	Pylon signage available on Preble Street pylon (overlooking Back Bay) & Forest Avenue pylon
PARKING	On-site parking in common with other tenants
LEASE RATE	\$9.95/SF NNN
NNN EXPENSES	\$5.37/SF



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FLOOR PLAN





CONTACT US



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