

FOR LEASE | STREET-LEVEL RETAIL / OFFICE / FLEX SPACE

503-509 FOREST AVENUE, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

- 4,000± SF of first floor space available for lease
- Recently renovated to historic condition, upper floors converted to 38 apartments, façade has been restored, commercial tenant fit up happening now
- Traffic counts of 22,180 AADT per MDOT
- On-site parking in underground garage available

LEASE RATE: \$12.00/SF NNN





PROPERTY DETAILS

OWNER	DC 509 Forest, LLC
ASSESSOR'S REF	Map 127, Block A, Lot 2
ZONING	B2b - Business Community
AVAILABLE SPACE	4,000± SF
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	\$12.00/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

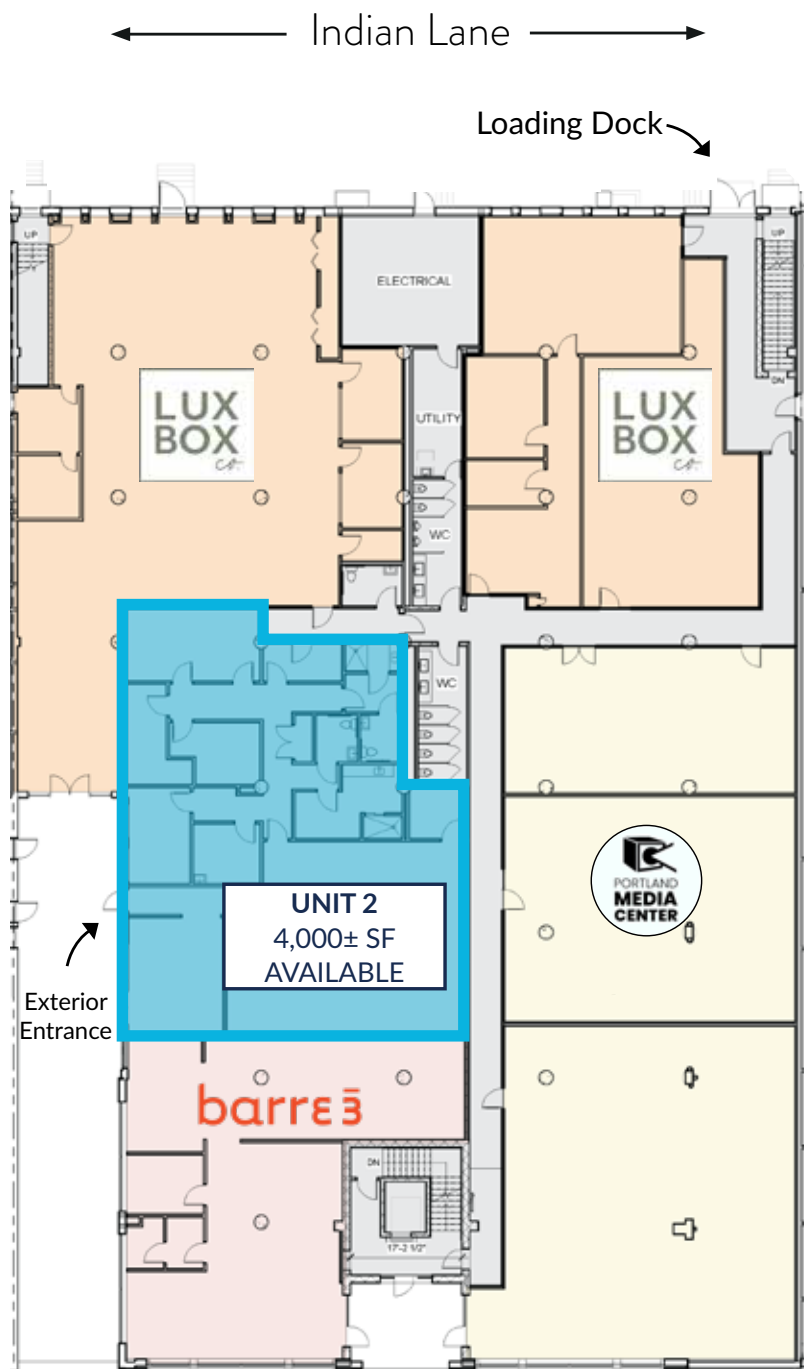
PARKING WITHIN .25 MILE RADIUS

LOCATION	# OF SPACES
Forest Ave street parking	80± Spaces
Ricker Park & Indian Lane, plus parking surrounding 509 Forest	165± Spaces
Forest Park & Prompto area	145± Spaces
Other Forest Ave businesses	160± Spaces
Residential Parking, single side, 5,540 feet	123± Spaces
Residential Parking, both sides, 2,100 feet	93± Spaces
TOTAL	766± Spaces





FLOOR PLAN



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CONTACT US



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.