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SINGLE-TENANT NNN INVESTMENT

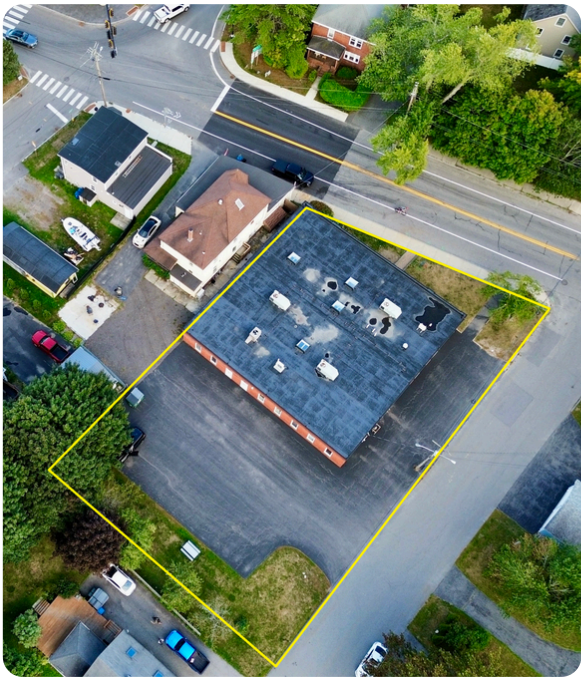
160 Veranda Street, Portland, ME 04103



Property Highlights

FOR SALE

- Location-driven Portland office investment
- 6,400± SF single-story office building on 0.421± acre
- Immediate access to I-295 north and south ramps
- 30+ on-site parking spaces, plus street parking
- 100% leased to Salas O'Brien, an employee-owned engineering and technical consulting firm- Inquire with Broker for financials
- NNN lease through September 30, 2028 with Two 5-year renewal options
- Roof replaced in 2017; parking lot repaved in 2019
- Flexible open-office layout with private offices, two conference rooms, kitchenette and storage
- Sale Price: $1,795,000



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Property Details

160 Veranda Street, Portland, ME 04103

Owner	2G Properties LLC
Book / Page	23372 / 150
Building Size	6,400± SF
Map / Lot	432 C001001
Lot Size	0.421± AC
Year Built	1940
Construction	Brick veneer / masonry
Parking	30+ surface spaces, plus street parking
Roof	Replaced 2017; 15-year warranty
Utilities	All public utilities
Restrooms	Three, including men's and women's showers
Building Layout	Open office, private offices and 2 conference rooms
Amenities	Kitchenette / lunchroom, Print room, Ample storage
Lighting	LED fixtures throughout
HVAC	Rooftop units w/ programmable thermostats; maintained quarterly
Lease Structure	Single-tenant, triple net
Lease Expiration	September 30, 2028; two 5-year options
2026 Building Taxes	$16,361.55
Lease Information	See Broker
Sale Price	$1,795,000

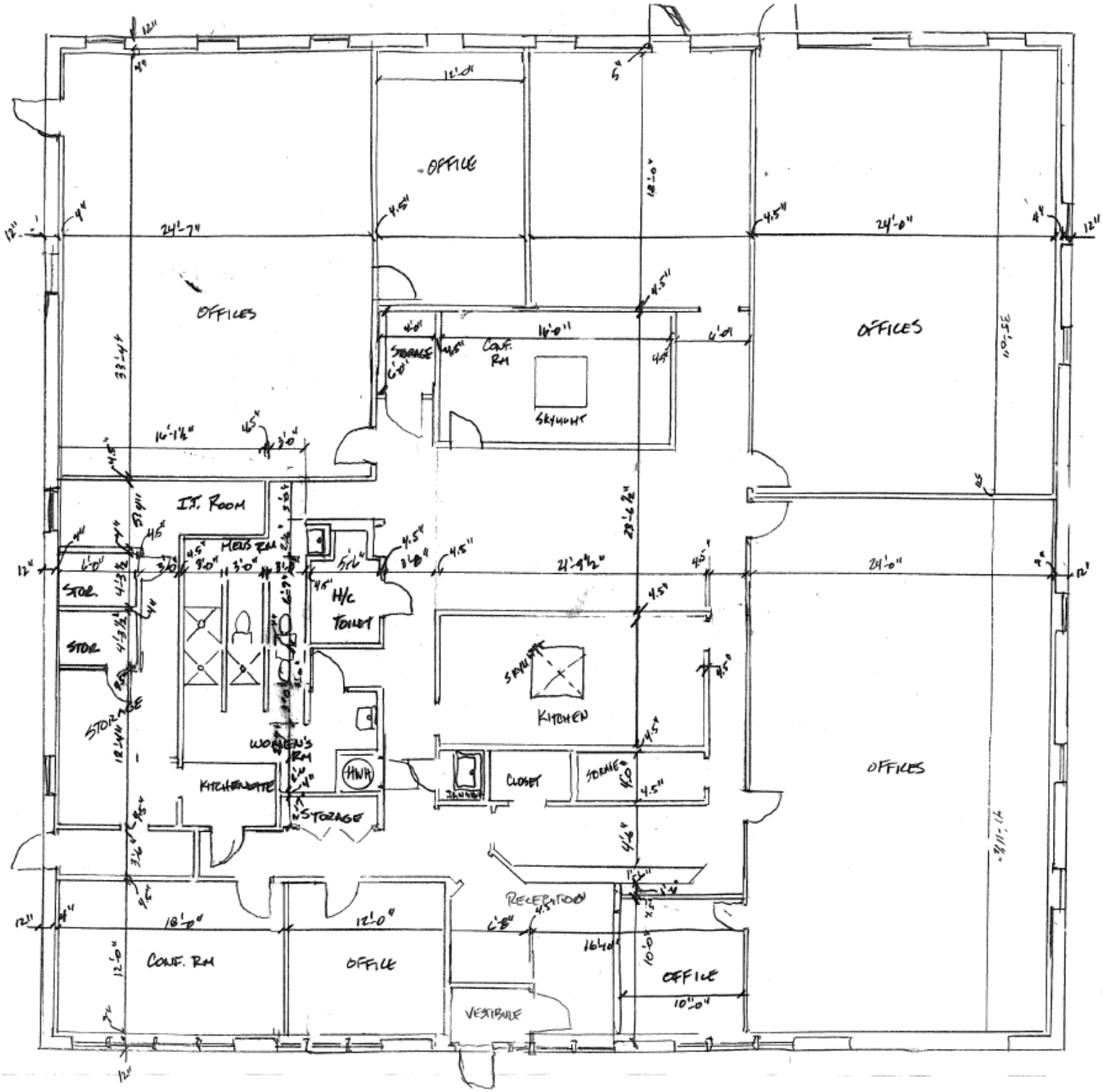


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FLOOR PLAN

160 Veranda Street, Portland, ME 04103

Dedicated Parking- Entrance

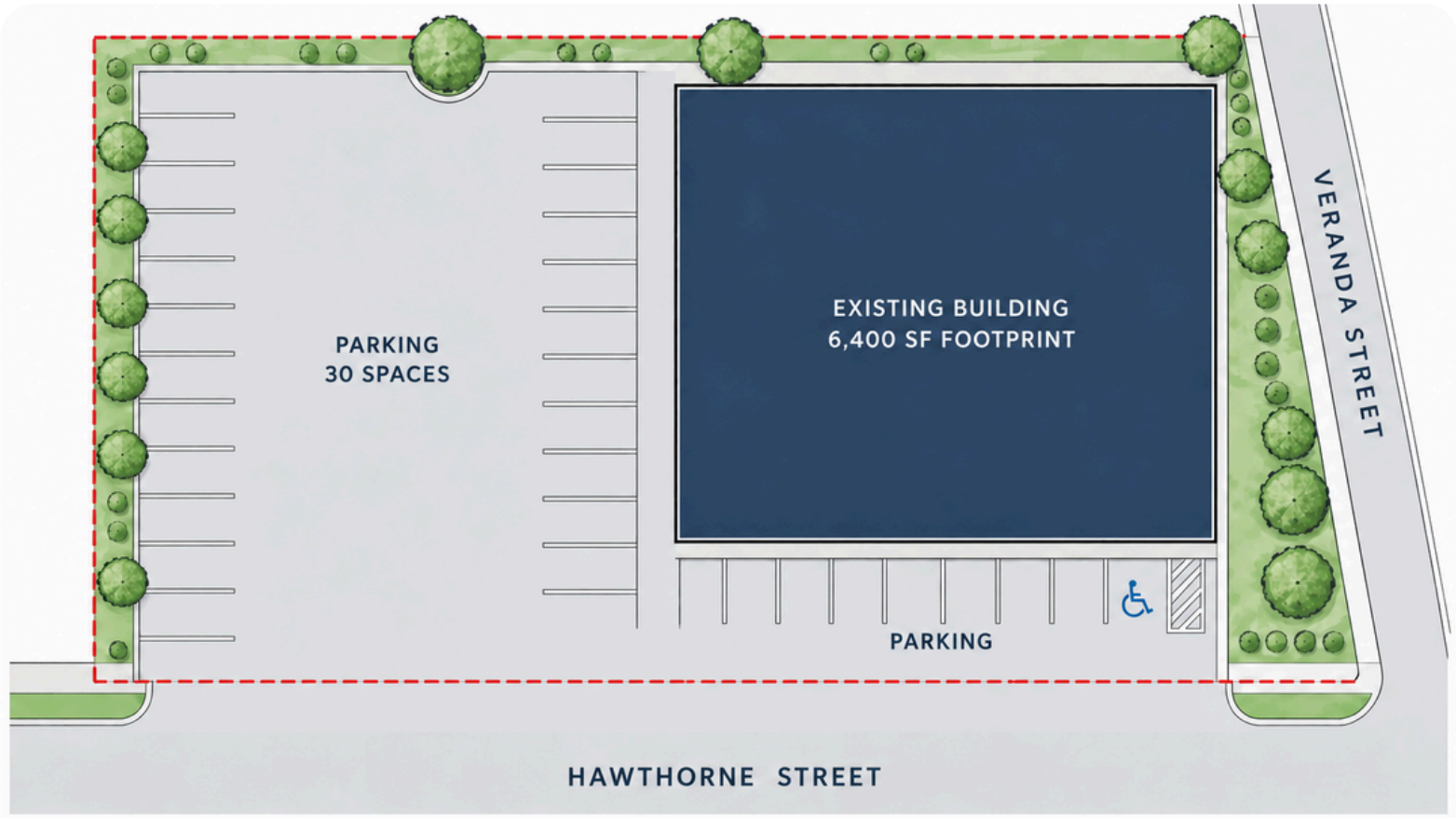


Veranda Street- Entrance

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SITE PLAN

160 Veranda Street, Portland, ME 04103



Conceptual marketing plan - not a survey



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PROPERTY PHOTOS

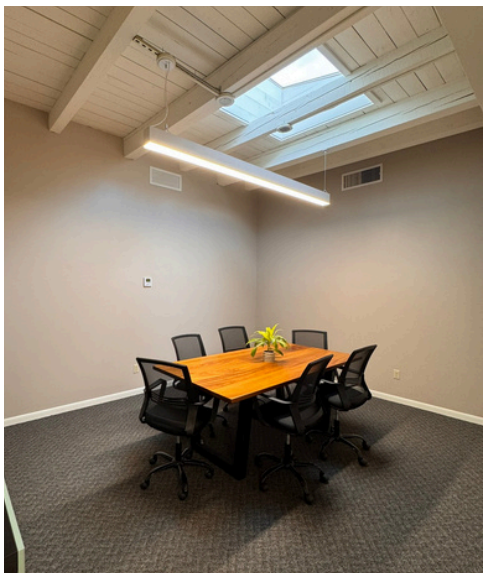
160 Veranda Street, Portland, ME 04103











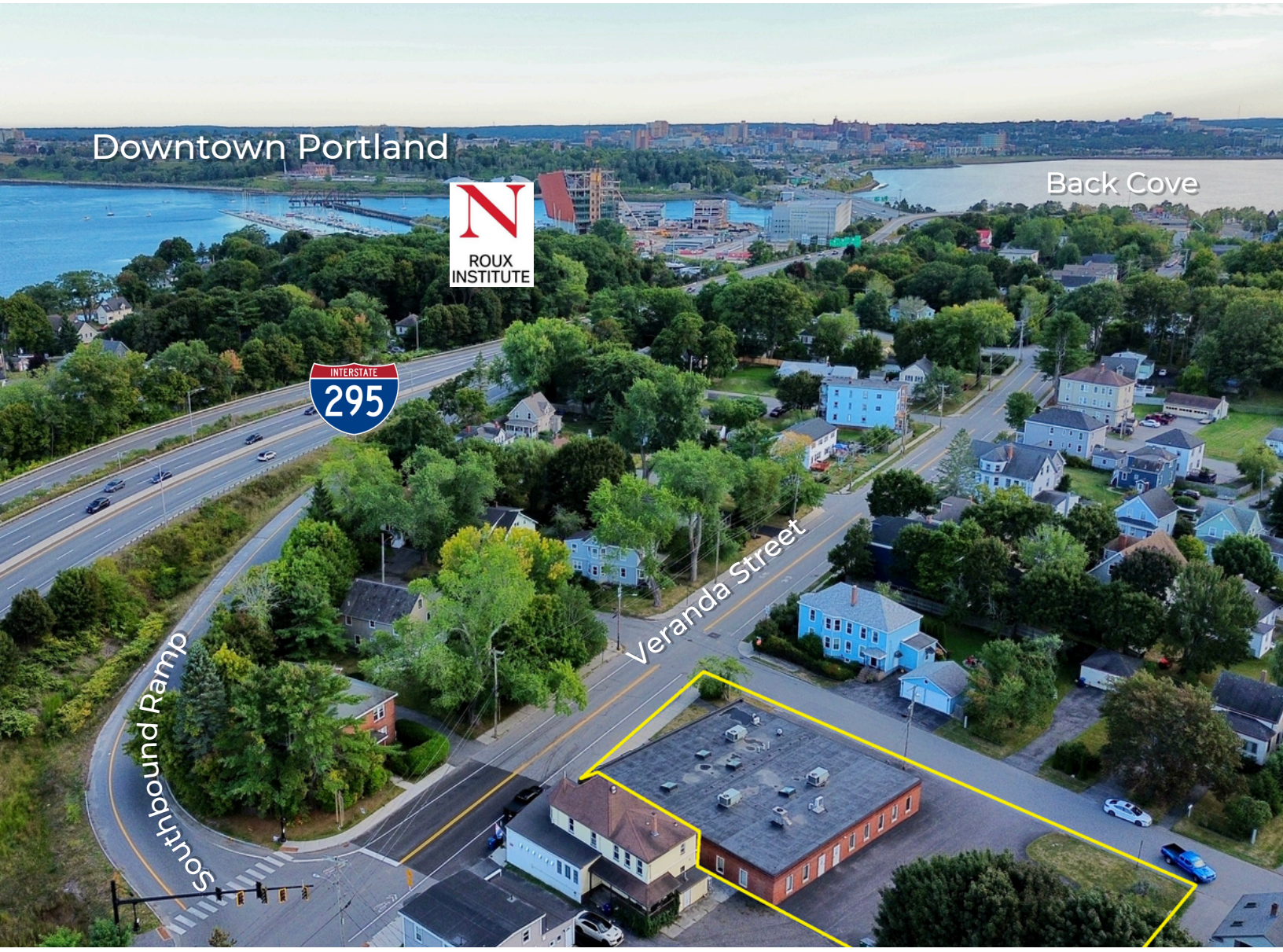




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LOCATION AERIAL

160 Veranda Street, Portland, ME 04103



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