

FOR LEASE • OFFICE SPACE

406 Yellowbird Road • Portland, ME



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3,200± SF OFFICE SPACE

- 3,200± SF office suite on the second floor
- Open space with a conference room, two executive offices and employee lounge/kitchenette
- Convenient Jetport location with easy access to the Maine Mall area, downtown Portland and I-95/I-295

LEASE RATE: \$13.75/SF MG



PROPERTY SUMMARY

406 Yellowbird Road • Portland, ME



Site Info

OWNER:	Hangar Associates LLC
ASSESSOR:	Map 199, Block A, Lot 1
LOT SIZE:	0.87± AC
SIGNAGE:	Lobby directory
PARKING:	Ample on-site
ZONING:	Airport Business



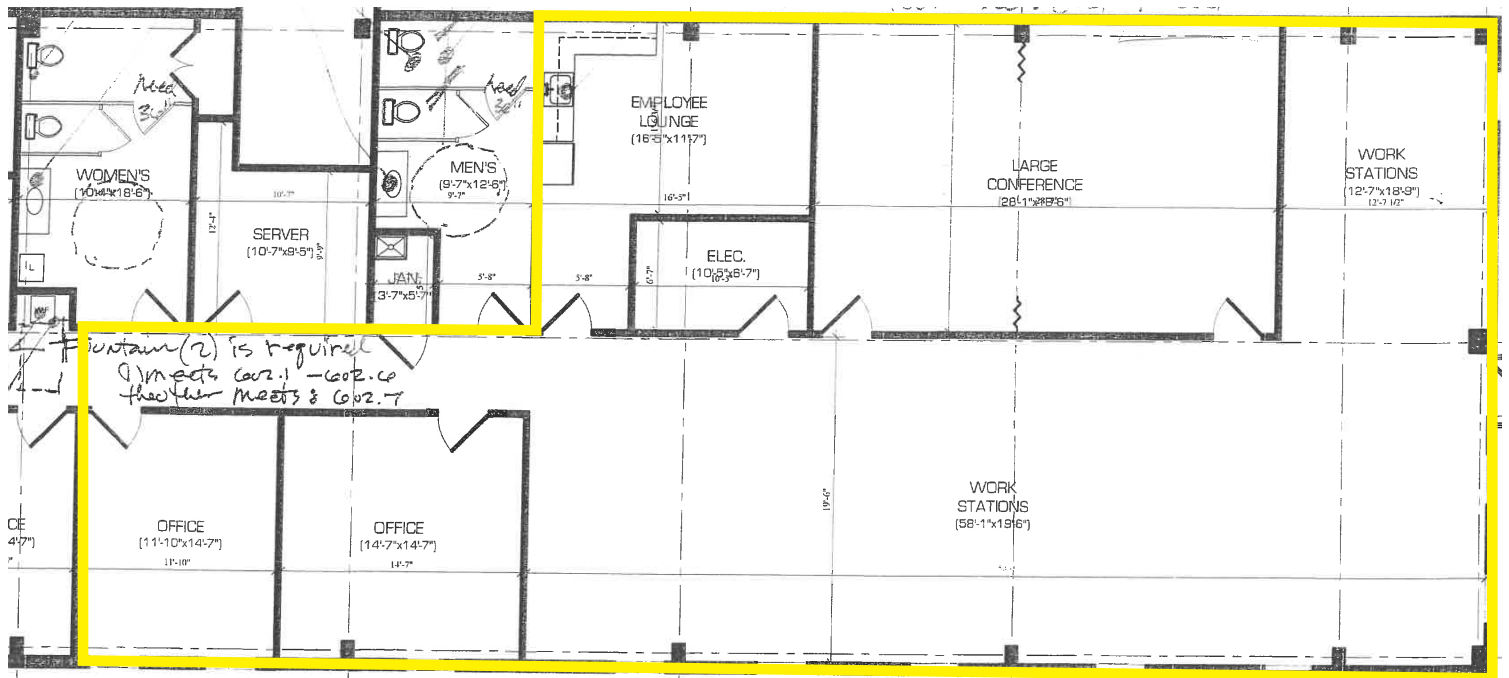
Building Info

BUILDING SIZE:	10,400± SF
AVAILABLE SPACE:	3,200± SF on 2nd floor
YEAR BUILT:	1988
ROOF:	Flat
SIDING:	Brick veneer
FLOORING:	Carpet
ELECTRICITY:	400 amp
HVAC:	Forced hot air; central A/C
UTILITIES:	Municipal water/sewer
KITCHEN:	Yes
RESTROOM:	Shared in common
SPRINKLER:	Full wet



FLOOR PLAN

406 Yellowbird Road • Portland, ME



LOCATION MAP

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SUBJECT PROPERTY

NEARBY

THE MAINE MALL



Walmart



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