FOR LEASE | STREET-LEVEL RETAIL / OFFICE SPACE

501 FOREST AVENUE, PORTLAND, ME 04101

PROPERTY HIGHLIGHTS

- 9,086± SF street-level space available for lease
- Highly visible location on busy Forest Avenue with a traffic count of 22,180 vehicles/day (per MDOT)
- On-site parking in underground garage available

LEASE RATE: $12.00/SF NNN

THE BOULOS COMPANY

ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 | 207.772.1333 | BOULOS.COM

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PROPERTY DETAILS

OWNER	DC 509 Forest, LLC
ASSESSOR'S REFERENCE	Map 127, Block A, Lot 2
DEED REFERENCE	Book 39688, Page 007
ZONING	B2b - Business Community
YEAR BUILT	1927
HVAC	Gas-fired central HVAC

UTILITIES	Municipal water and sewer
PARKING	72-car garage located in lower level available at market rates. Street parking and surface level also available. See details below.
AVAILABLE SPACE	9,086± SF
LEASE RATE	$12.00/SF NNN
CAMS	$4.50/SF (2025 Actual)

PARKING

WITHIN .25 MILE RADIUS

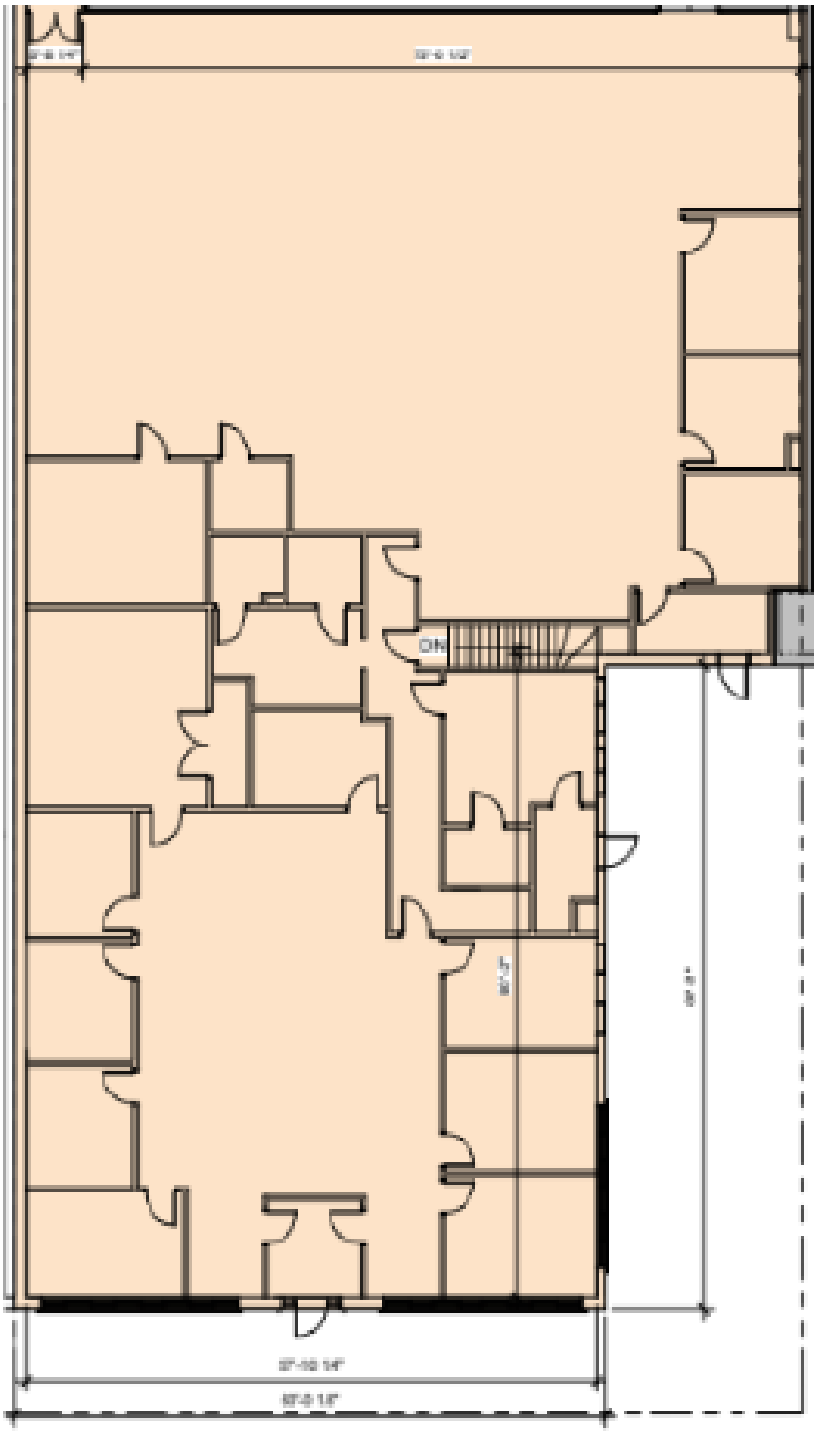
LOCATION	# OF SPACES
Forest Ave street parking	80± Spaces
Ricker Park & Indian Lane, plus parking surrounding 509 Forest	165± Spaces
Forest Park & Prompto area	145± Spaces
Other Forest Ave businesses	160± Spaces
Residential Parking, single side, 5,540 feet	123± Spaces
Residential Parking, both sides,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

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

FLOOR PLAN



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CONTACT

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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.