FOR LEASE • MEDICAL OFFICE SPACE

1006 Forest Ave • Portland, ME

MALONE
COMMERCIAL BROKERS







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1,100± SF TURN-KEY DENTAL OR PROFESSIONAL OFFICE SPACE

- Layout consists of a waiting room, reception or office manager's office, three separate office spaces with three quarter walls, one private office, a kitchen prep area and a dedicated bathroom.
- Great location on the corner of Elmwood St.
- The space is located on the second floor with an elevator.
- There is shared on-site parking for 12+/- vehicles plus additional on-street parking on Elmwood Street

PROPERTY SUMMARY

1006 Forest Ave • Portland, ME

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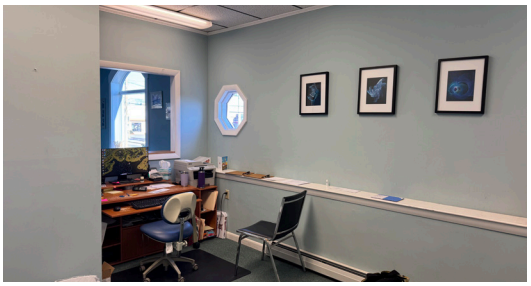
Site

OWNER:	1006 Forest Avenue, LLC
DEED:	Book 35276 Page 307
ASSESSOR:	Map 143 Block A Lot 26-27
PARKING:	Free on-site parking – about 12 vehicles plus parking on Elmwood Street
ZONING:	Community Business (B-2)
SIGNAGE:	Available on the pylon sign (top large panel)

Building

BUILDING SIZE:	5,235± SF
AVAILABLE SPACE:	1,100± SF
AVAILABLE:	December 1st
CONFIGURATION:	Reception area, receptionist or manager's office, 3 office spaces with half walls, one private office, kitchen prep area
YEAR BUILT:	1986
CONSTRUCTION:	Frame
SIDING:	Vinyl
FOUNDATION:	Slab
FLOORING:	Carpet and wood laminate
ELEVATOR:	Yes
CEILING HEIGHT:	9'±
ELECTRICITY:	100 amps- paid by landlord
LIGHTING:	Fluorescent
HVAC:	Oil fired baseboard hot water/ Electric – paid by landlord
UTILITIES:	Municipal water and sewer- paid by landlord
RESTROOM:	One (1)
TRAFFIC COUNTS:	17,225± (ADT, 2022)









5-MILE DEMOGRAPHICS

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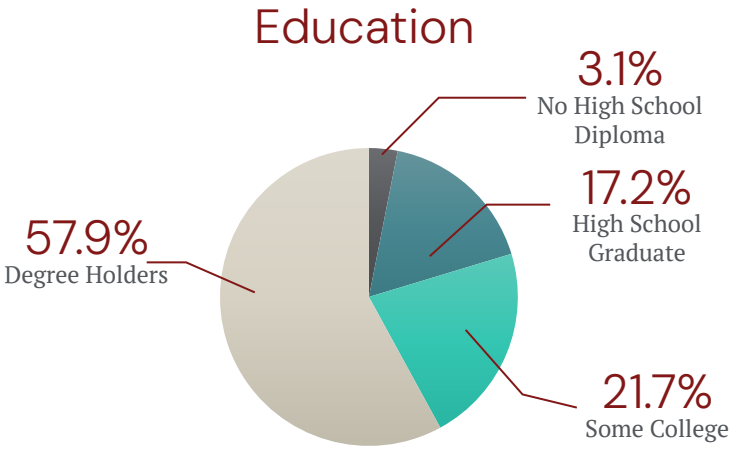
127,466
Population

2.1
Average Household Size

40.5
Average Age

Education

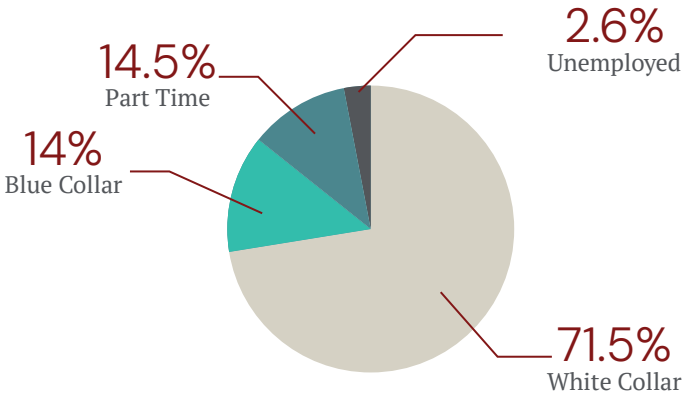


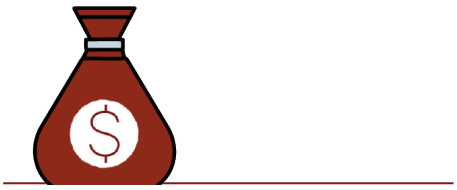


8,454
Total Businesses

122,428
Total Employees

Employment





$89,268
Average Household Income

LOCATION MAP

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