

# FOR SUBLEASE

FROM PINE COAST CHIROPRACTIC

## 125 PRESUMPSCOT STREET

IMMEDIATELY AVAILABLE

PORTLAND ME

### KEY ATTRIBUTES

- A rare opportunity to locate in the historic Roundhouse complex on popular Presumpscot Street and to enjoy immediate access to I-295 and downtown Portland
- A prominent historic brick building with abundant on-site free parking at the door in the front and the rear of the building, and ADA accessibility
- Highly visible kiosk signage located on Presumpscot street
- Professional, attractive commercial space for physical therapy, fitness, light medical, consulting, general office or flex use consisting of three rooms — two rooms with exterior windows and one interior room
- Separate entry directly into the subtenant space is by way of a rear entrance from the parking lot to an attractive ADA lobby area, with a door from the lobby directly into the subtenant suite; the lobby also contains conveniently located professionally maintained common men's and women's bathrooms
- Subtenant may choose to use the separate entrance into their space via direct access from the spacious parking lot at the rear entrance to the building, or they may choose to share access with Pine Coast Chiropractic via their front entrance, thus being able to share in the use of add-ons such as an attractive ADA bathroom for patients, laundry, kitchenette, storage area, and placement of logo signage on a front entrance glass door to the space occupied by Pine Coast Chiropractic
- Three-year sublease term
- 750± square feet in move-in condition and ready for immediate occupancy



PINE COAST PARKING AND SHARED ENTRANCE TO SUBLEASE SPACE



REAR BUILDING ENTRANCE



FRONT SHARED ENTRANCE



**Roxane A. Cole, CCIM**  
Managing Member

COMMERCIAL BROKER



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The statements and figures presented herein, while not guaranteed, are secured from authoritative sources. The broker discloses that she is acting solely as an agent for the seller in the marketing, negotiation and selling of the property.



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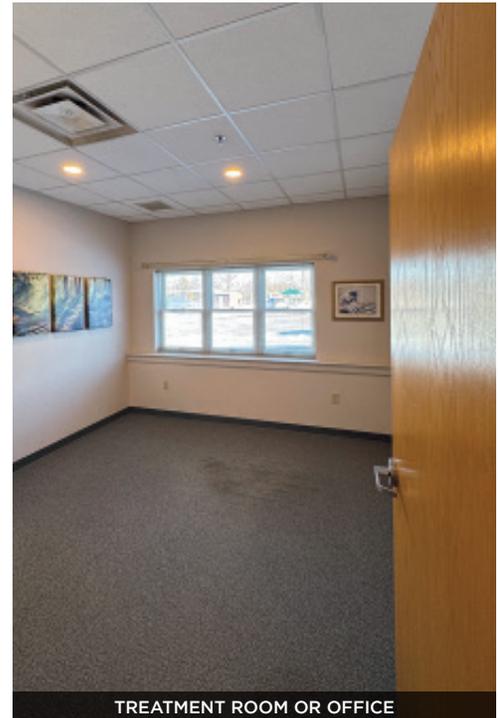
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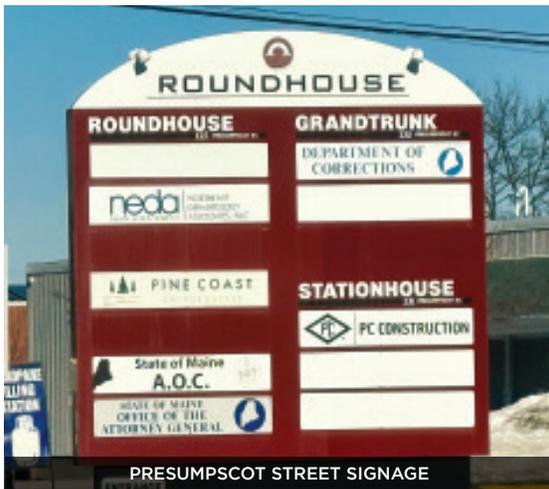
REAR LOBBY ENTRANCE



SEPERATE ENTRANCE TO SUBLEASE FROM LOBBY



TREATMENT ROOM OR OFFICE



PRESUMPSCOT STREET SIGNAGE



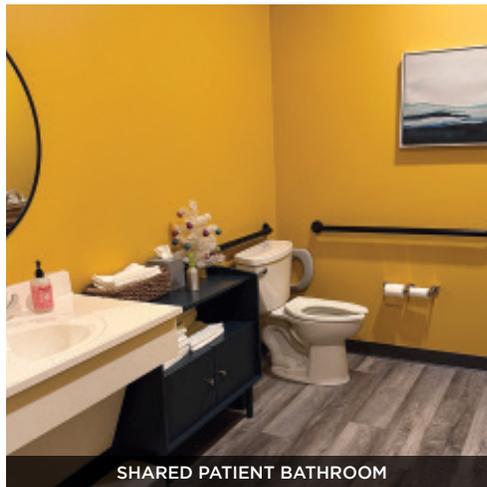
ABUNDANT SUITE ENTRANCE PARKING

## TERMS

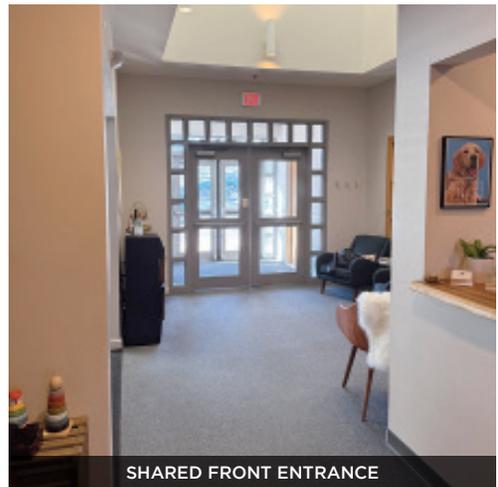
\$1,900 per month Fully Gross — including CAM, utilities, Internet (subtenant has the option for access to a data closet for their own Internet) subtenant suite is accessible from the front parking lot with shared entrance and amenities with Pine Coast Chiropractic, or a separate direct entrance from the rear parking lot



SHARED KITCHENETTE



SHARED PATIENT BATHROOM



SHARED FRONT ENTRANCE



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