

# FOR LEASE

## Very Affordable Office or Service Space

220 MAINE MALL ROAD, SOUTH PORTLAND, ME

Corner of Maine Mall Road and Gorham Road  
Across from the Maine Mall

### KEY ATTRIBUTES

- Lease Price of \$5.00 PSF NNN
- Available Immediately  
Up to 12,448± square feet;  
subdividable  
*Contact Broker to discuss additional square footage*
- Tenant vacated after 30-year occupancy –  
Landlord seeks quality, long-term tenant
- Lease “as is” or Landlord will negotiate  
improvements
- Second floor office or service space with  
separate entrance lobby
- Elevator opens directly into the 10,800±  
space, which is an endcap space with  
windows on three sides
- Abundant parking - over six spaces per  
1000 square feet
- Excellent management by on-site  
property owner
- Sunny space with abundant windows
- Located in the heart of the Maine Mall  
market with immediate access to the  
Maine Turnpike, I295 and the Portland  
Jetport



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



P.O. Box 7432 Portland ME 04112-7432 • 207.653.6702 • [WWW.ROXANECOLE.COM](http://WWW.ROXANECOLE.COM)

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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## SPECIFICATIONS

### HVAC

Natural gas; separately metered and paid by Tenant

### AVAILABILITY

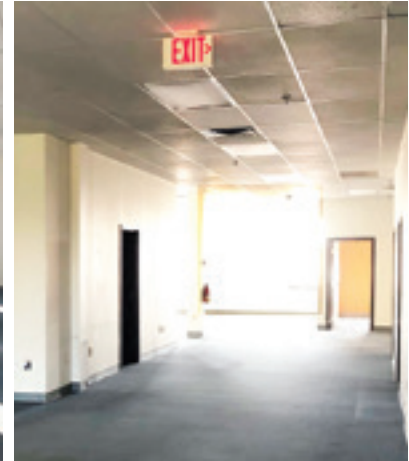
Immediate

### ELECTRICITY

Lights, outlets, air conditioning; separately metered and paid by Tenant

### PRICE

\$5.00 per square foot NNN (Improvements Negotiable)

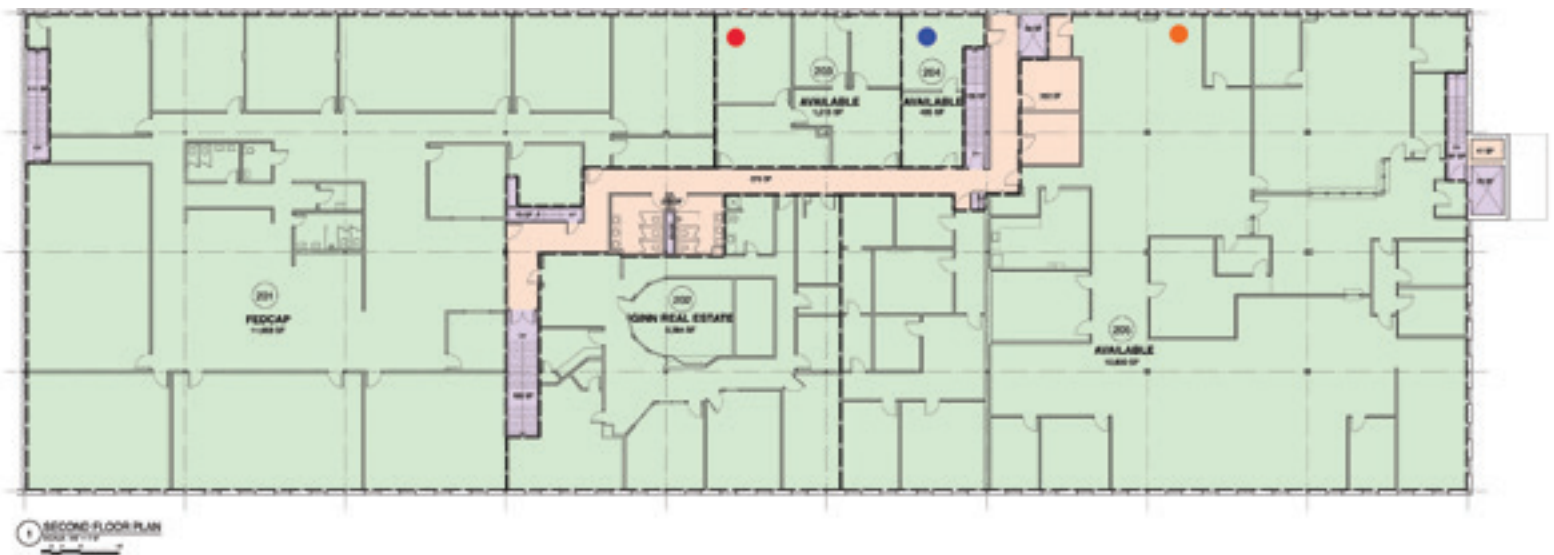


## Second Floor Plan

**SUITE 203**  
1,213± SF

**SUITE 204**  
435± SF

**SUITE 205**  
10,800± SF



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