

# FOR LEASE

1,340 - 4,430+ sf Retail Units

- Introducing Century Plaza, Marginal Way's newest retail center.
- Accessed via Marginal Way at the intersection of Forest Avenue and Marginal Way. Visibility from I-295, Marginal Way and Forest Avenue.
- Join Chipotle and Dunkin Donuts in this opportunity for high visibility retail on two of Portland's busiest corridors.
- End-cap and freestanding options available.
- On-site parking at 5:1,000 sf

**45**  
**MARGINAL**  
**WAY** PORTLAND, MAINE



FOR MORE INFORMATION CONTACT:

**Joseph Porta, SIOR**  
**Partner**  
207.772.1333  
jporta@boulos.com



**CBRE** | The Boulos Company

Part of the CBRE affiliate network



**FOR LEASE** **45 MARGINAL WAY** PORTLAND, MAINE

# CENTURY PLAZA



2014 Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	23,991	75,245	111,925
Estimated Households	12,310	35,442	50,765
Estimated Average Household Income	\$47,512	\$61,8777	\$67,210
Estimated Median Age	34.86	38.36	39.60



**FOR LEASE** **45 MARGINAL WAY** PORTLAND, MAINE



<b>Location:</b>	At the corner of Marginal Way and Forest Avenue just seconds from I-295 and the Franklin Arterial	<b>Area Retailers:</b>	Whole Foods, Trader Joe's, Walgreens, Planet Fitness, AT&T, Eastern Mountain Sports, Verizon Wireless and Gorham Savings Bank, to name a few
<b>Frontage:</b>	Marginal Way & Kennebec Street	<b>Availabilities:</b>	Bldg A - 4,430± sf freestanding building (divisible)  Bldg B - 2,930± sf end-cap 1,340± sf in-line space
<b>Water/Sewer:</b>	Municipal	<b>Lease Rate:</b>	Bldg A - \$35.00/sf NNN Bldg B - \$47.00/sf NNN
<b>Utilities:</b>	Electricity - Ample Natural gas on-site	<b>Timing:</b>	Construction - May 2015 Delivery - January 2016
<b>Zoning:</b>	B7 - Mixed Development District		

**FOR MORE INFORMATION PLEASE CONTACT**  
**Joseph Porta, SIOR, Partner**  
 jporta@boulos.com

