



**SPACIOUS OFFICE | SCENIC LOCATION on GREENBELT TRAIL**  
Available Immediately | 1 Madison Street, 2<sup>nd</sup> Floor | Shipyard, South Portland



Discover the perfect workspace for your business! This turnkey second-floor office offers six spacious, bright rooms with views of Casco Bay and scenic marinas. Enjoy the convenience of two restrooms (including one with a shower), hallway closets, and a kitchenette in Room #1. Ample parking and outdoor laydown space make logistics a breeze. Located just off Broadway on Madison Street, next to Bug Light Park and the Greenbelt Trail, it's ideal for walking or biking commuters. Professionally managed with dependable year-round maintenance, this office offers a seamless and comfortable environment to grow your business.

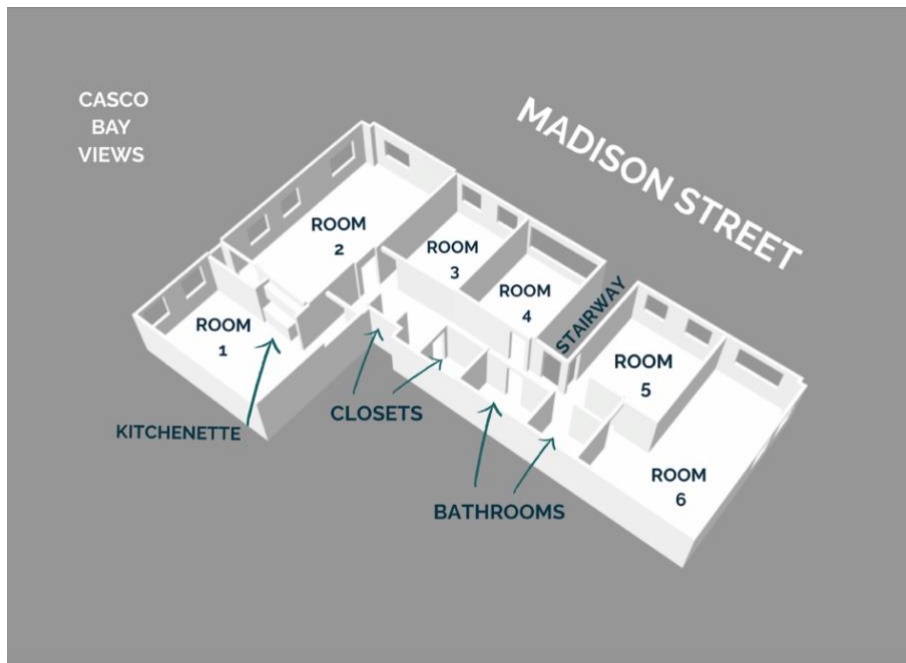
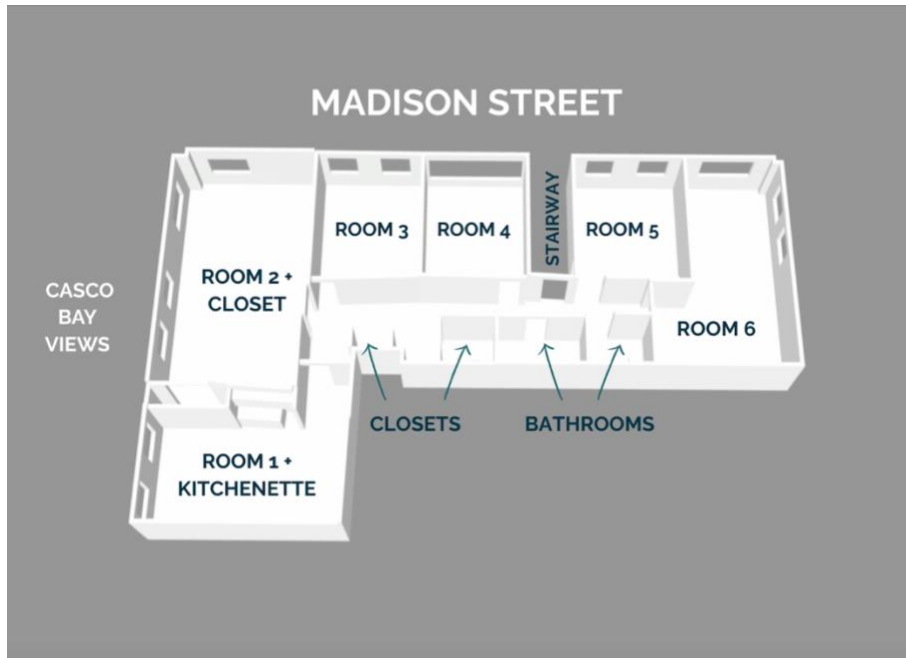
**\*Please note:** This building is also home to a 31,630 SF warehouse that has just become available, as well. Please inquire if you are interested in more space.

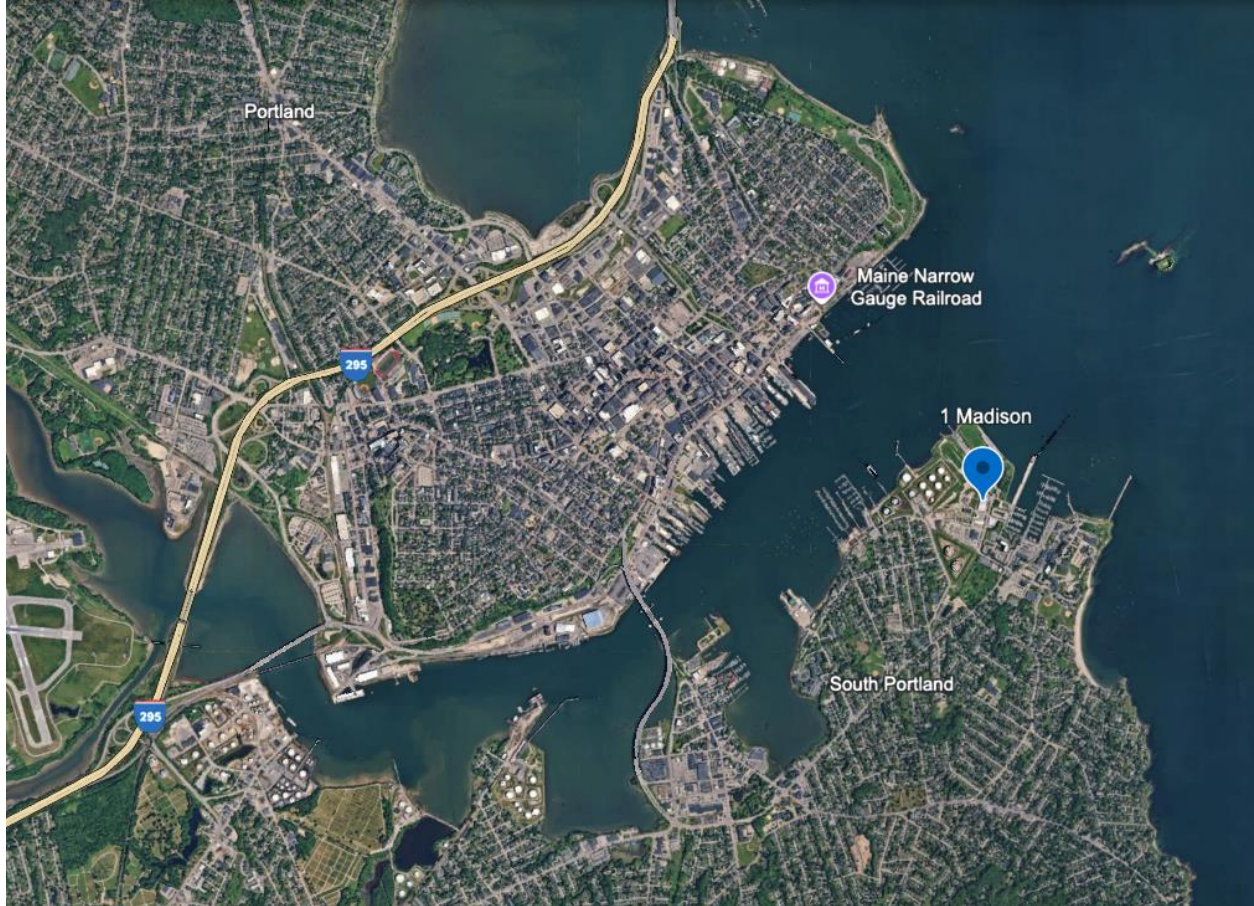
**Available Space:** 2,725 +/- SF  
**Assessor's:** Map 6, Lot 206  
**Zoning:** Shipyard  
**Bathrooms:** Two (one with a shower)  
**Heat:** Mini Split HVAC  
**Parking:** Free on-site surface parking  
**Rent:** \$3406.25 / month (includes utilities) + NNNs  
**Access:** Staircase (no elevator)











For more information, contact: [info@pkrealtymgmt.com](mailto:info@pkrealtymgmt.com)



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