

Studio/Office Work/Live

for lease at 502 Deering Center
a new mixed-use development
in the heart of Deering Center Village



Imagine the Possibilities - art, design, wellness, therapy, tech, office, small retail and more.....

510 sf - \$1,000/month + NNN

Golden Opportunity for studio, office or small business with high street exposure on this bustling village main street.

Join new 502 mixed-use community with shops & apartments.

Move-in Ready Spring 2018.

Zoned Live/Work, includes full kitchen & bath for optional live in.

Flexible Plan for multiple configurations. Custom build out possible for perfect fit.

Stunning Open Space has high ceilings, big windows and abundant light.

Comfort features include high efficiency heating, cooling & ventilation.

Contact us - Email 502DeeringCenter@gmail.com or call 207-831-0651. **Visit** - www.502deeringcenter.com

Another community development project by Lachman Architects & Planners



Roy's Shoe Shop

Yoga Studio

Village Pocket Park

Sheltered Bus Stop & Bench

Bakery

Walk/Driveway to Residential Entry & Rear Parking

Stevens Avenue Streetscape

502
Deering Center



Formerly Mixed-Use Portland Lyric Theatre & Shops, now Siano's dashed

Pat's Market & Treehouse

Residences

Parking Lot

Honey Exchange

Roy's Shoe Shop

New 502 Deering Center Mixed Use

Residence with future new mixed use dashed with Lincoln School beyond

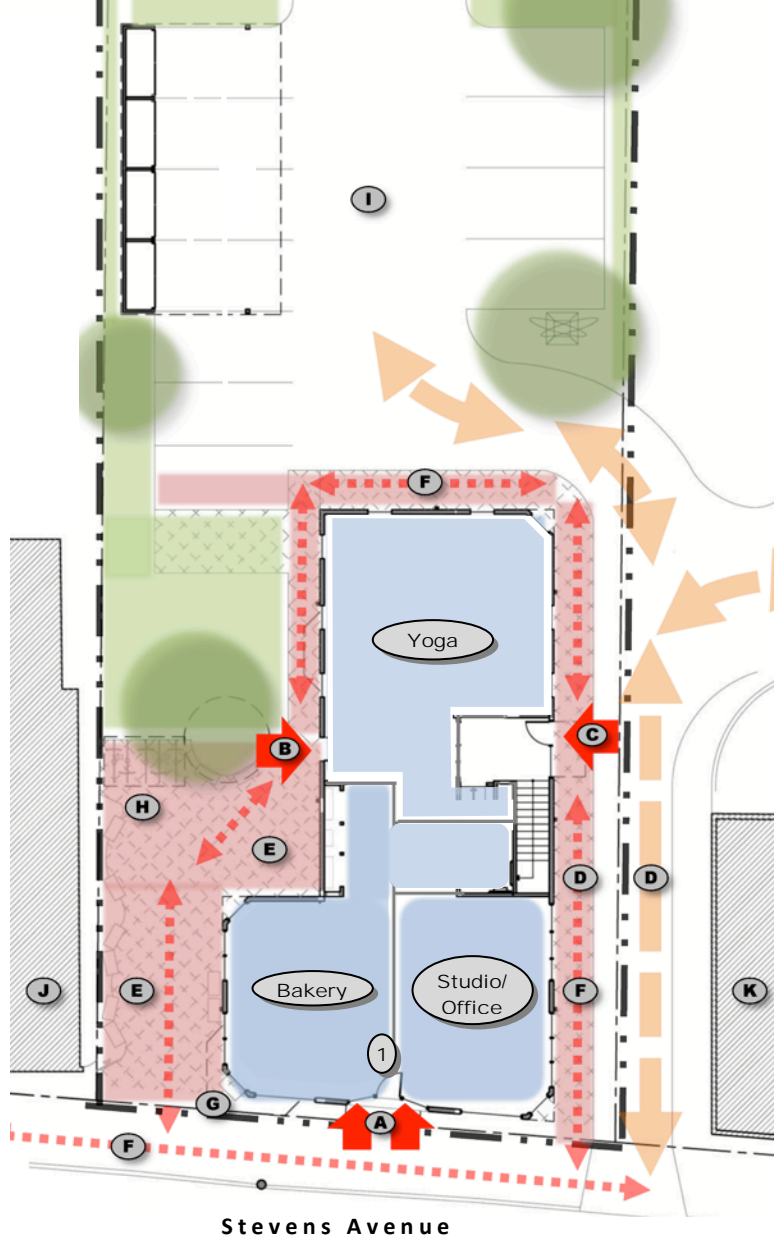
Studio/Office

Work/Live within the Urban City

Location, Location. Deering Center is the quintessential traditional American neighborhood. It is much loved as a family-friendly, walkable residential neighborhood close to downtown today, as it was in the 19th century when it was still an independent town.

The neighborhood's heart is its village center, a collection of businesses, services and institutions. 502 Deering Center is at the core of this village center, featuring traditional mixed-use with commercial tenants **and this Studio/Office** on the ground floor and apartments above.

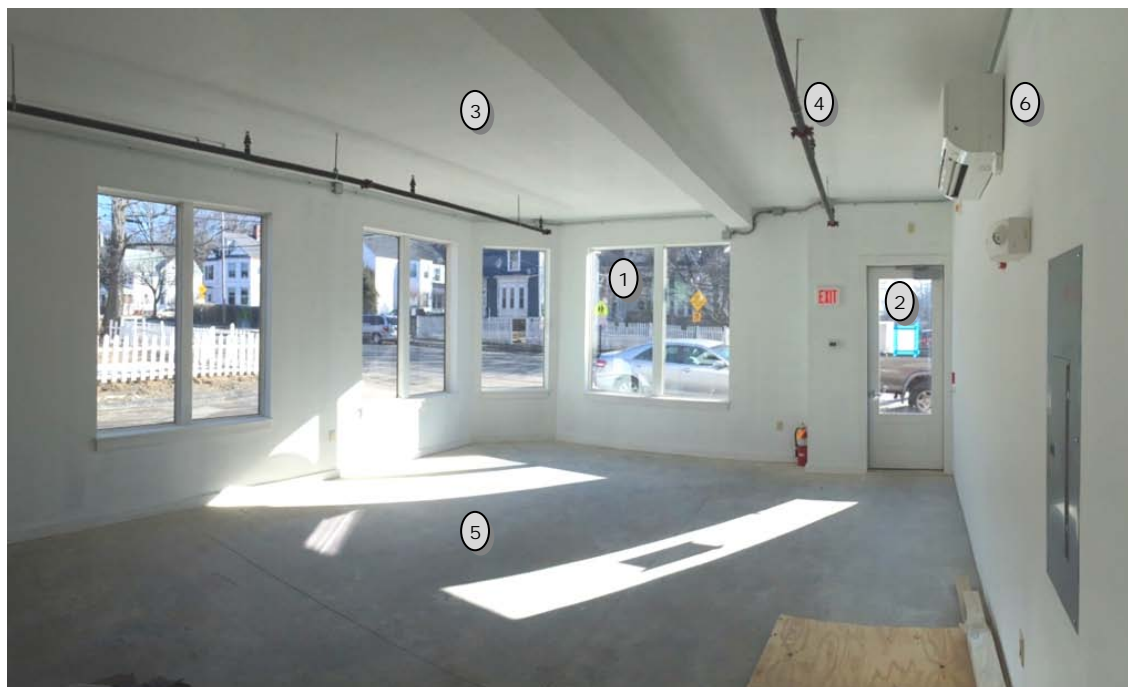
Village work/live offers unique off-peninsula opportunities for a quality neighborhood that is walk-friendly to shops, dining, local schools, higher education (UNE), library, recreation and practice fields, dog walking, jogging, cross country skiing and much more - all at your door step.



502 Deering Center

Site Features

- A Front Commercial Entry** fronts Stevens Ave with high exposure.
- B Side Commercial Entry** fronts quiet south-facing Pocket Park.
- C Residential Entry** to 6 apartments total on 2nd & 3rd floors.
- D Pedestrian Walkway & Shared Driveway** efficiently allows precious resources and land otherwise devoted to cars to instead be reallocated to the new Village Pocket Park.
- E New Village Pocket Park** features seating, landscaping and paving to provide neighborhood use for pause-n-meet, sidewalk fairs etc.
- F Pedestrian Circulation System** shown dashed is safe and ADA compliant.
- G Existing Bus Stop** is sheltered under projecting bay above. Provides public seating, ideally positioned to visually track buses.
- H Bike Parking** provides convenient and secure spaces as incentive to bike-park-n-bus.
- I Parking** at rear of site includes a handicap space. **Mixed Transportation** encourages a variety of modes – walking, busing, and biking – in addition to cars.
- J Roy's Shoe Shop**
- K Abutting Property**, future new mixed-use .



Studio/Office Features

This stunning space is a complete warm vanilla shell ready for tenants.

- 1 Large Storefront Windows** provide high in/out exposure to bustling Stevens Ave.
- 2 Front Door** direct to sidewalk.
- 3 High Ceilings** makes big space.
- 4 Life Safety** features installed.
- 5 Concrete Floor** is smooth, can be exposed or covered.
- 6 Comfort** features include high efficiency heating, cooling & ventilation.