

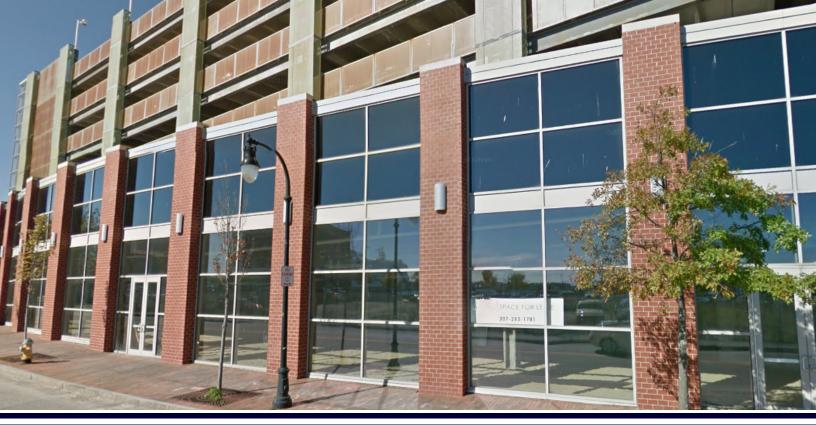
## 163 FORE STREET

**CLASS A OFFICE SPACE** 

163 Fore Street - Portland, ME

## EXCLUSIVE LISTING COMPASS COMMERCIAL BROKERS





Join one of Maine's most historic, vibrant and diverse neighborhoods in the East End at 163 Fore Street! Located nearly across the street from Ocean Gateway Pier and with easy access to I-295, 163 Fore Street is the ideal location for any business. With just a few minutes walk to the Old Port, this property is in close proximity to many high end businesses including Nine Stones, Eventide, The Marriott and others!

OWNER: 167ForeStreet, LLC ZONE: IS-FBC

NO. OF STORIES: Six (6)

ELEVATOR: One (1)

LOT SIZE: .0966+/- Acres

UTILITIES: Electricity for lights, plugs, HVCA

HVAC: Central AC & forced air

CONSTRUCTION: Brick, stone, glass ACCESS: I-295 to Franklin Arterial

For more information please contact Steve Baumann SBaumann@Compass-CB.com

Office: (207)253-1781 Mobile: (207)831-4063

## CURRENT AVAILABILITY

Available: Summer 2018
Currently under construction
Up to 1,200+/-SF to 2,350+/-SF available

LEASE PRICE: \$25-\$28 PSF (Annual) LEASE TYPE: NNN

Retail - U/C

FLOOR 2 - U/C 2,350+/-SF

FLOOR 3 - U/C 2,350+/-SF

FLOOR 4 - U/C 2,350+/-SF

FLOOR 6 - U/C 2,350+/-SF

## FLOOR 5 - 2,350 OFFICE SPACE

