



## PROPERTY HIGHLIGHTS

GREAT DOWNTOWN LOCATION STEPS AWAY FROM MONUMENT SQUARE AND PORTLAND'S OLD PORT

- 38,532± sf, four-story retail/office building adjacent to the newly constructed 40 Free Street mixed-use building
- 1,358± SF office suite available
- Newly renovated lobby and common areas
- Easy access via I-295 exit to Portland's waterfront Commercial Street
- Lease Rate: \$20.00/SF Modified Gross

# FOR LEASE | OFFICE SPACE

22 FREE STREET, PORTLAND, ME 04101



## PROPERTY DETAILS

<b>LANDLORD</b>	J.B. Brown & Sons
<b>ASSESSOR'S REF</b>	Map 38, Block A, Lot 5
<b>BUILDING SIZE</b>	38,532± SF
<b>LAND AREA</b>	0.68± Acres
<b>ZONING</b>	B-3, Downtown Business
<b>AVAILABLE SPACE</b>	1,358± SF Ste 403 (Available 12/1/20)
<b>UTILITIES</b>	Municipal water and sewer
<b>ELEVATOR</b>	One (1)
<b>SPRINKLER</b>	Yes, wet system
<b>HVAC</b>	Central air (incl. in CAM charges)
<b>PARKING</b>	Available in adjacent lot
<b>LEASE RATE</b>	\$20.00/SF Modified Gross



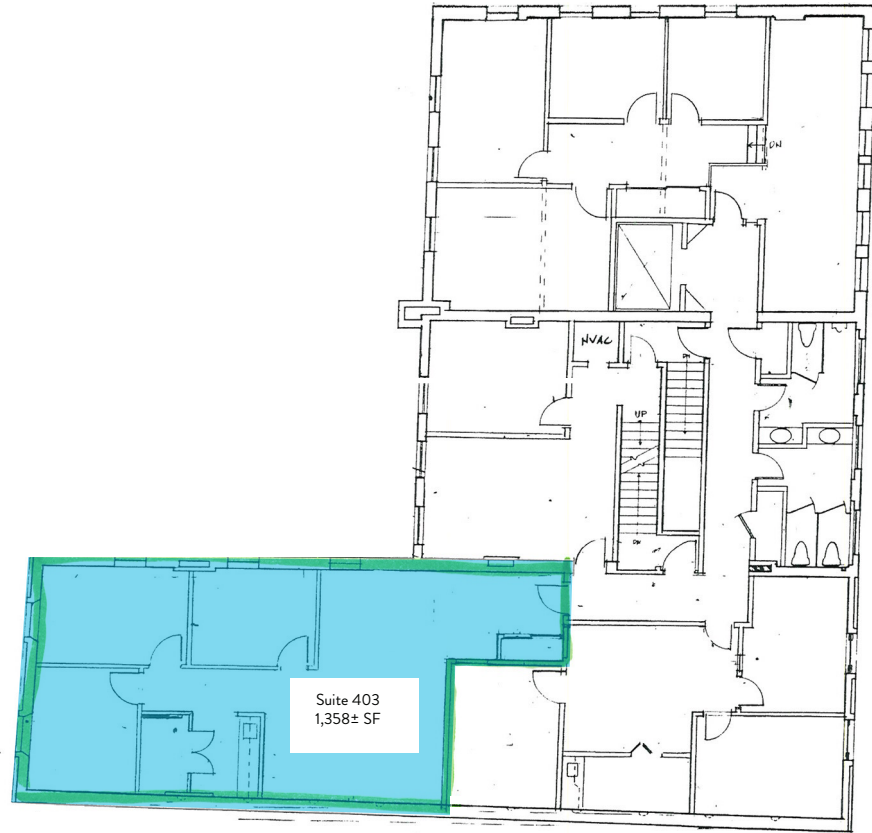
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## FLOOR PLAN

FOURTH FLOOR



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## CONTACT US



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