

FOR LEASE | 4TH FLOOR OFFICE SPACE

ONE PORTLAND SQUARE, 4TH FLOOR, PORTLAND, ME 04101



PROPERTY DETAILS

20,988± SF Class A office suite, potentially sub-dividable, available for lease June 1, 2020.

- Fourth floor space with excellent city views.
- Located in the heart of Portland's financial district and in close proximity to the historic Old Port and Portland's waterfront.
- Lease Rate: \$28.00/sf Modified Gross



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OWNER OF RECORD	North River IV, LLC
BUILDING SIZE	186,230 SF
NO. OF STORIES	Ten (10)
YEAR BUILT	1987
LOT SIZE	4.6 ± acres with One & Two Portland Square and parking areas
ZONING	B3 (Downtown Business)
AVAILABLE SPACE	20,988± SF (sub-dividable)
AMENITIES	Cafe, on-site management, concierge service, and drive-thru ATM
PARKING	Visitor parking available; on-site parking at market rates
OTHER TENANTS	TD Bank, Verrill Dana, Cote's Cafe, and HM Payson
LEASE RATE	\$28.00 SF/yr (MG)



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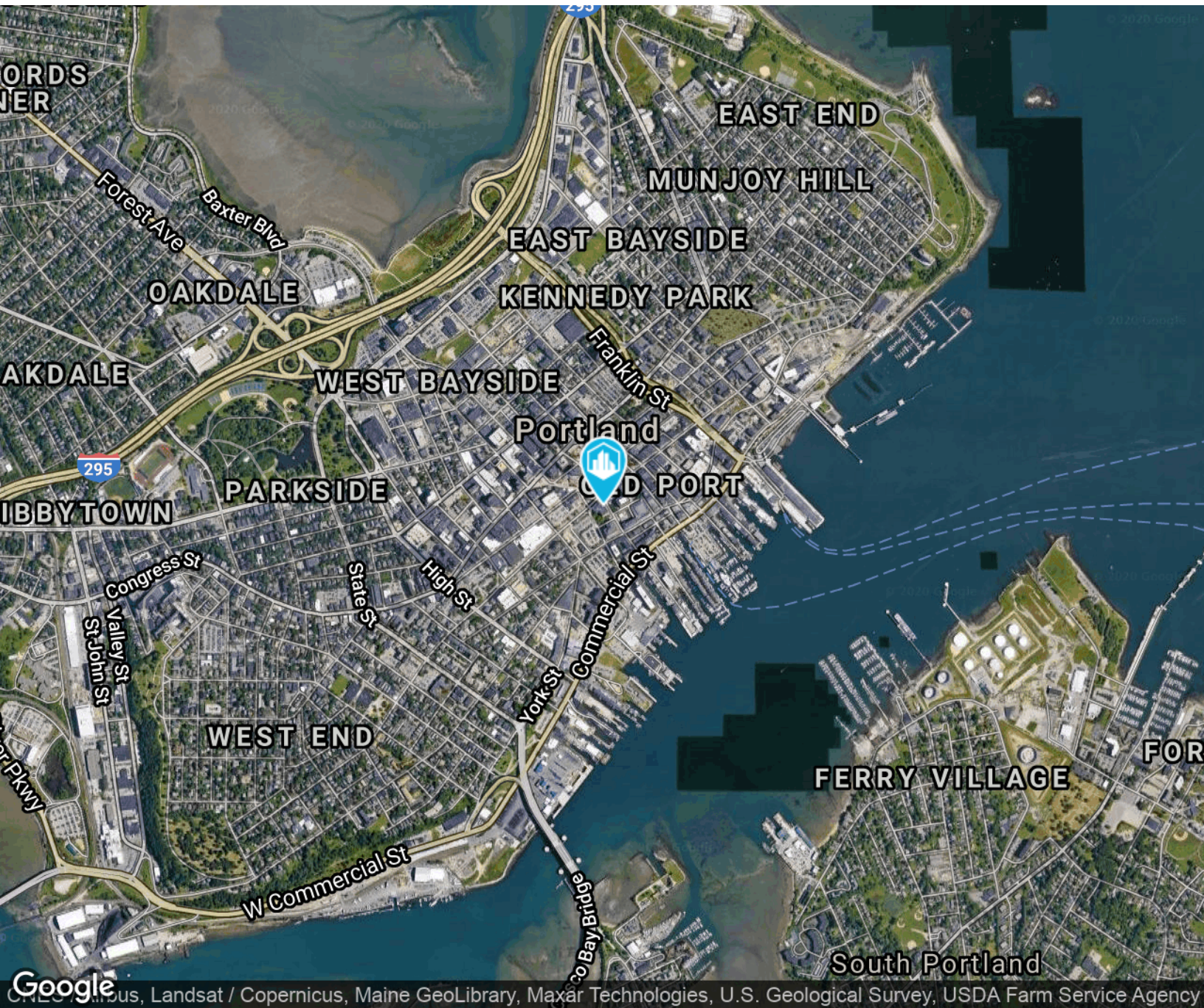


FLOOR PLANS



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CONTACT US



DREW SIGFRIDSON, SIOR
Managing Director
+1 207.772.1333 D
+1 207.831.5838 C
dsigfridson@boulos.com



BRICE O'CONNOR
Associate
+1 207.553.1725 D
+1 603.674.2272 C
boconnor@boulos.com

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