

# FOR LEASE | OLD PORT CLASS A OFFICE SPACE

ONE PORTLAND SQUARE, PORTLAND, ME 04101



## PROPERTY HIGHLIGHTS

Two office spaces and one storage space available for lease at this ideal downtown address. Located in heart of Portland's financial district in close proximity to the historic Old Port and Portland's waterfront.

- The fourth floor features a 21,470± SF Class A office suite with the potential to sub-divide.
- The ground floor features a 2,590± SF corner office suite.
- 800 - 2,860± SF ground-floor storage space available.
- Office lease rate: \$22.00 - 28.00/SF MG
- Storage lease rate: \$10.00/SF Gross



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## PROPERTY DETAILS

<b>OWNER</b>	North River IV, LLC	
<b>ASSESSORS REFERENCE</b>	Map 38 Block B Lot 01	
<b>BOOK/PAGE</b>	17563/001	
<b>ZONING</b>	B-3 Business Downtown	
<b>BUILDING SIZE</b>	186,230± SF	
<b>NUMBER OF STORIES</b>	Ten (10)	
<b>YEAR BUILT</b>	1987	
<b>PARKING</b>	Visitor parking available; on-site parking at market rates.	
<b>AVAILABLE SPACE</b>	Ground Floor Office	2,590± SF
	Fourth Floor Office	21,470± SF
	Ground Floor Storage	800 - 2,860± SF
<b>AMENITIES</b>	Cafe, on-site management, concierge service, and drive-thru ATM.	
<b>LEASE RATE</b>	Ground Floor Office	\$22.00/SF Modified Gross
	Fourth Floor Office	\$28.00/SF Modified Gross
	Ground Floor Storage	\$10.00/SF Gross

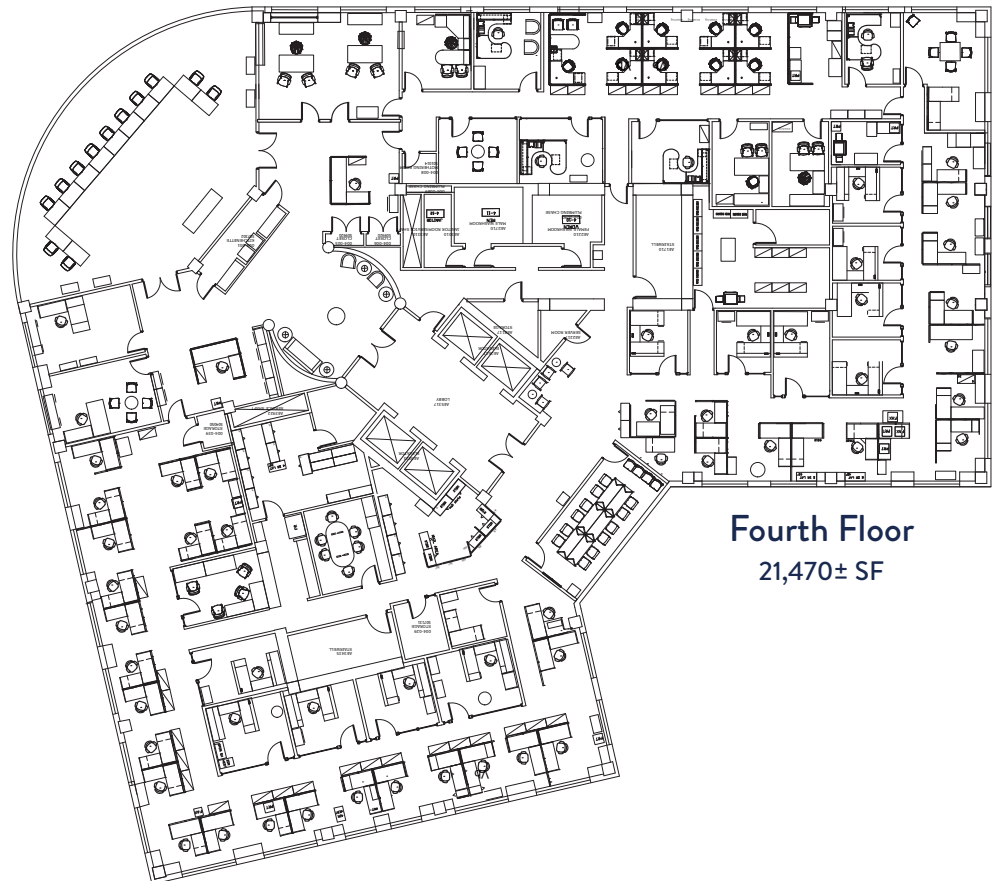
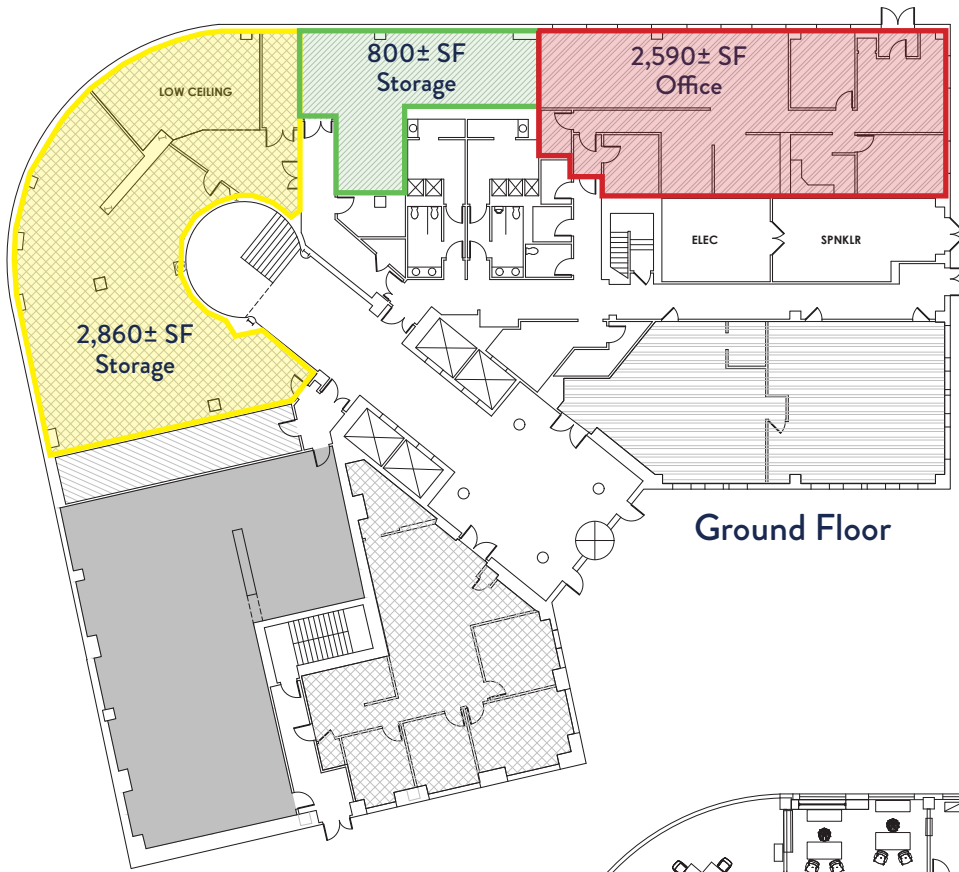


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## FLOOR PLANS





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## CONTACT US



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