

FOR SUBLEASE

Class A Office Space

3,378 - 6,973± SF



12 Mountfort Street Portland, ME

- *New Construction*
- *Flexible Layouts*
- *Warm Vanilla Shell*
- *Common Amenities*

Justin Lamontagne, CCIM, SIOR | Partner, Broker
justin@dunhamgroup.com | 207.773.7100
Austin Barrett | Savills



Property Description

12 Mountfort is a new, six-story, Class A trophy office tower, located off of Fore Street in Portland's fastest-growing commercial neighborhood. Join Covetrus and Woodard & Curran in this state-of-the-art building, featuring incredible natural light and water views of the Fore River. Design features include 12' exposed ceilings, floor-to-ceiling windows, common decks, and all the well-appointed amenities today's sophisticated workforce expects. The suites are being offered in warm vanilla shell condition.

Portland's Waterfront

With over 350 years of history as a center for shipping, fishing, commerce, and travel, the Portland Waterfront offers a unique mix of heritage and innovation. Combining private and public piers in support of a full range of commercial marine activities, Portland Harbor boasts a true working waterfront in the heart of Maine's largest City. The Portland Waterfront also invites tourism with dockside restaurants, historic architecture, harbor tours, and local and international ferry service. Work and play coexist on the waterfront with a fascinating and evolving mix of uses.

The Eastern Waterfront is home to Portland's passenger port with Casco Bay Island ferry service, international ferry service, and cruise ship facilities. Passenger activity has helped to catalyze development in the nearby India Street neighborhood and on nearby underutilized industrial land.

(source: portlandmaine.gov)

Quick Demographics	1 mile	5 mile	10 mile
2024 Population	13,380	107,964	178,214
Annual Growth 2020-2024	1.5%	-0.2%	0.1%
Median Age	36.9	40.3	41.9
Avg. Household Income	\$85,057	\$101,824	\$111,794

(source: CoStar)

Property Overview

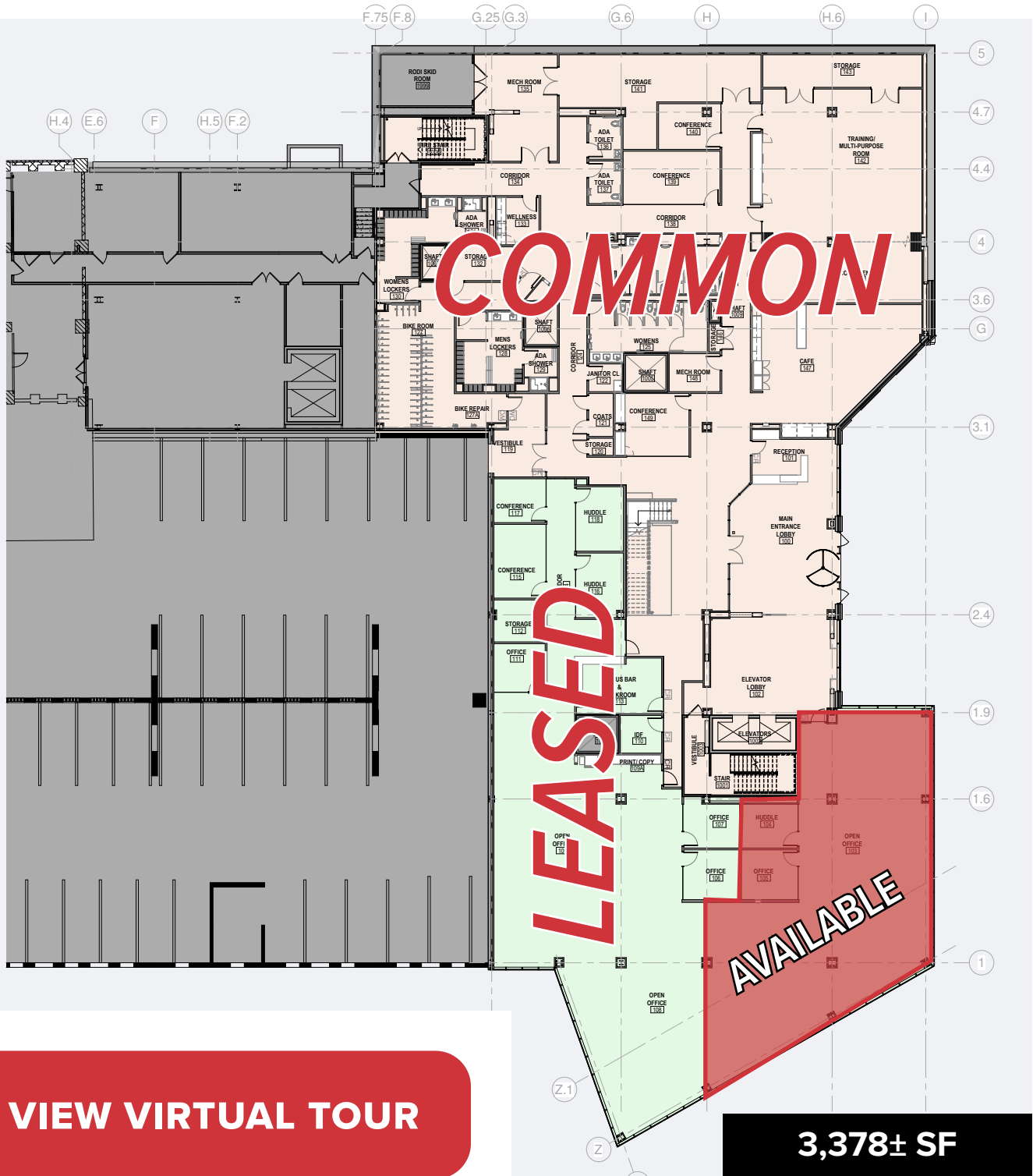
Owner/Landlord	86 Newbury Street, LLC
Sub-landlord	Covetrus, Inc.
Building Size	160,000 SF office/parking garage
Available Space	Suite 100: 3,378± SF Suite 402: 6,973± SF
Availability	Immediately - see broker for details
Assessor's Reference	Map 20, Lot C-9
Zoning	R7 (Compact Urban Residential) & IS-FBC (India Street Form-Based Code)
Year Built	2022
Utilities	Municipal water/sewer, electric and natural gas (\$1.04/SF)
Flooring	Mix of sealed slab concrete and commercial carpet
HVAC	Central AC, separate zone throughout
Lighting	Recessed and hung LED lights throughout
Sprinkler System	Yes, wet system
Bathrooms	Multiple on each floor, in-common and dedicated
Elevators	Multiple passenger and freight
Parking	Available on-site and in nearby garages and surface lots, see broker for details
Accessibility	ADA-compliant

FOR LEASE : \$26.00/SF NNN**NNN Expenses : \$4.50/SF**

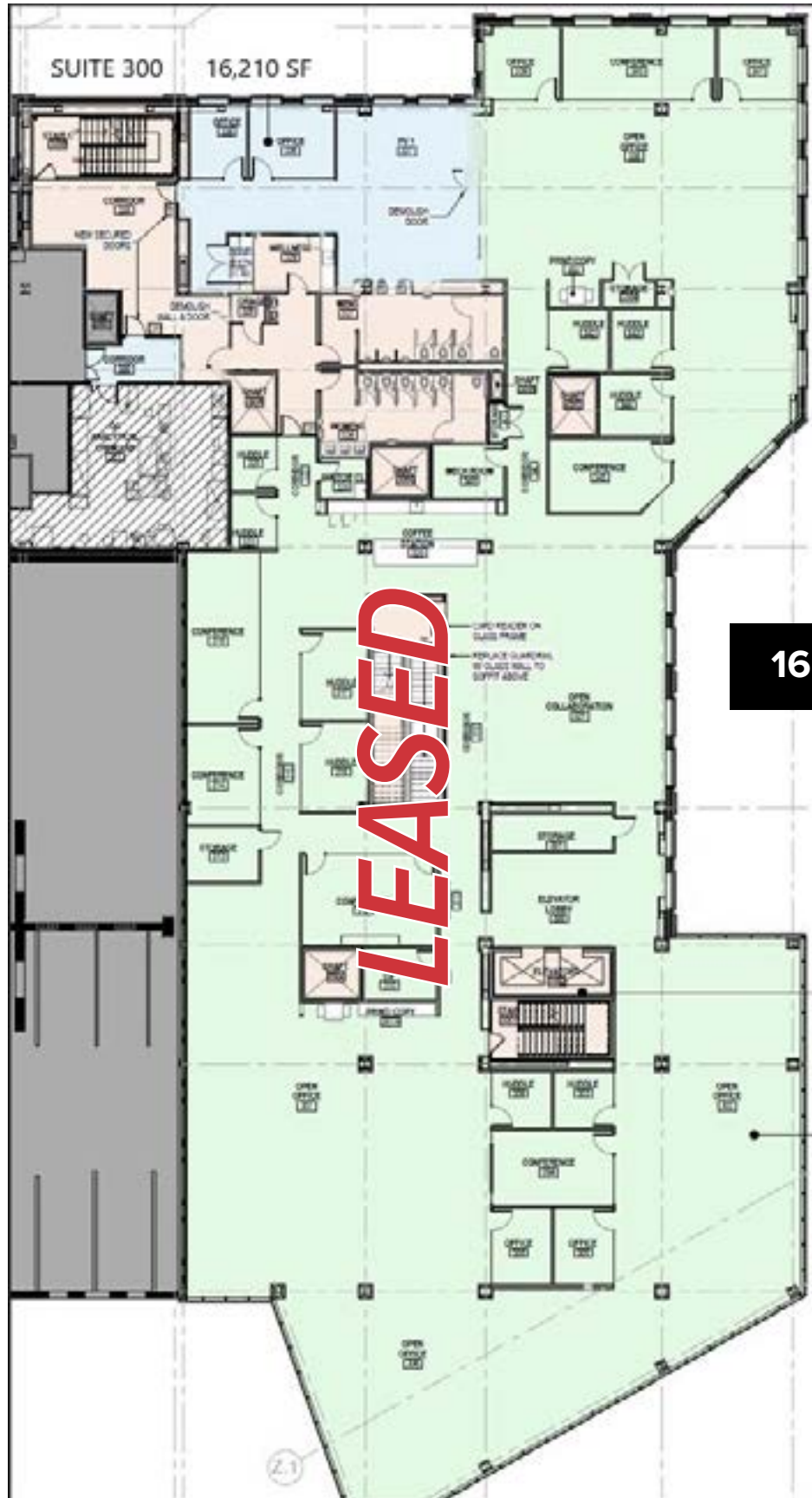
12 Mountfort Street



1ST FLOOR



[VIEW VIRTUAL TOUR](#)



16,210± SF

4TH FLOOR

LEASED

3,510± SF

AVAILABLE

6,973± SF

LEASED

5,915± SF

[VIEW VIRTUAL TOUR](#)



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.