



FOR SUBLEASE

895 WASHINGTON AVE, PORTLAND, ME 04103

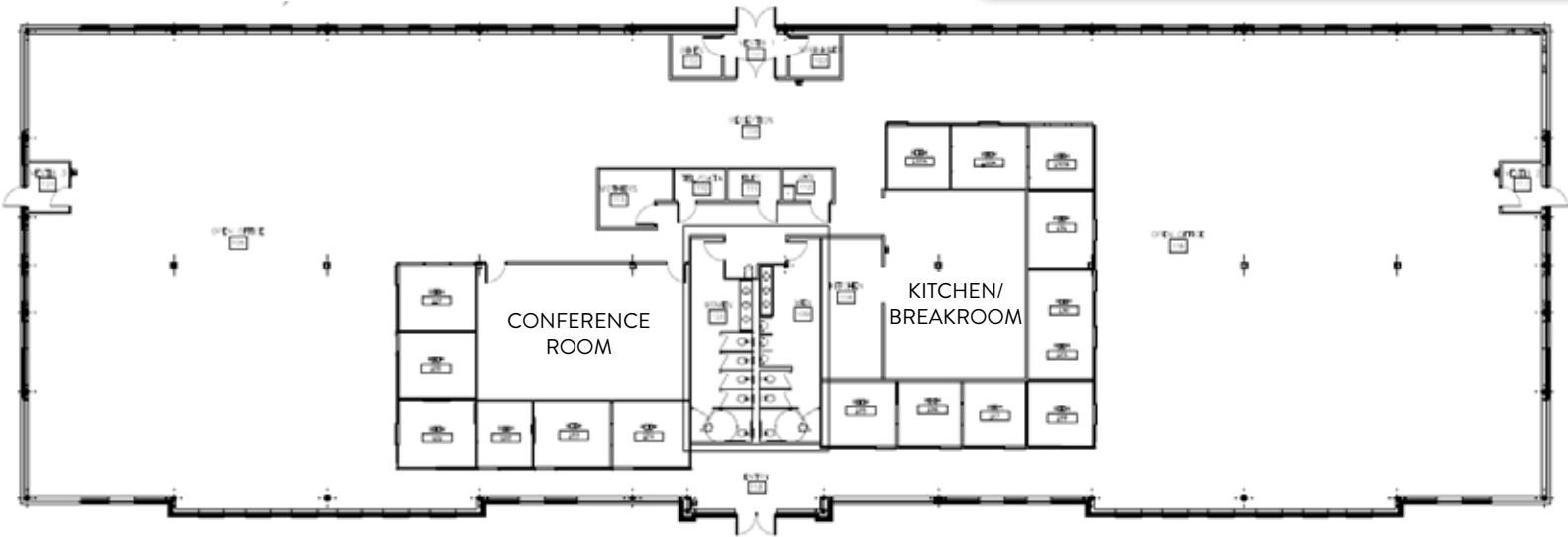
The Boulos Company is pleased to present for sublease an 18,250± SF Class A single-story, freestanding office building on highly visible Washington Avenue. Fully furnished office, furniture may be included or removed. Offers 72 exclusive parking spaces with additional parking in common with other complex tenants.



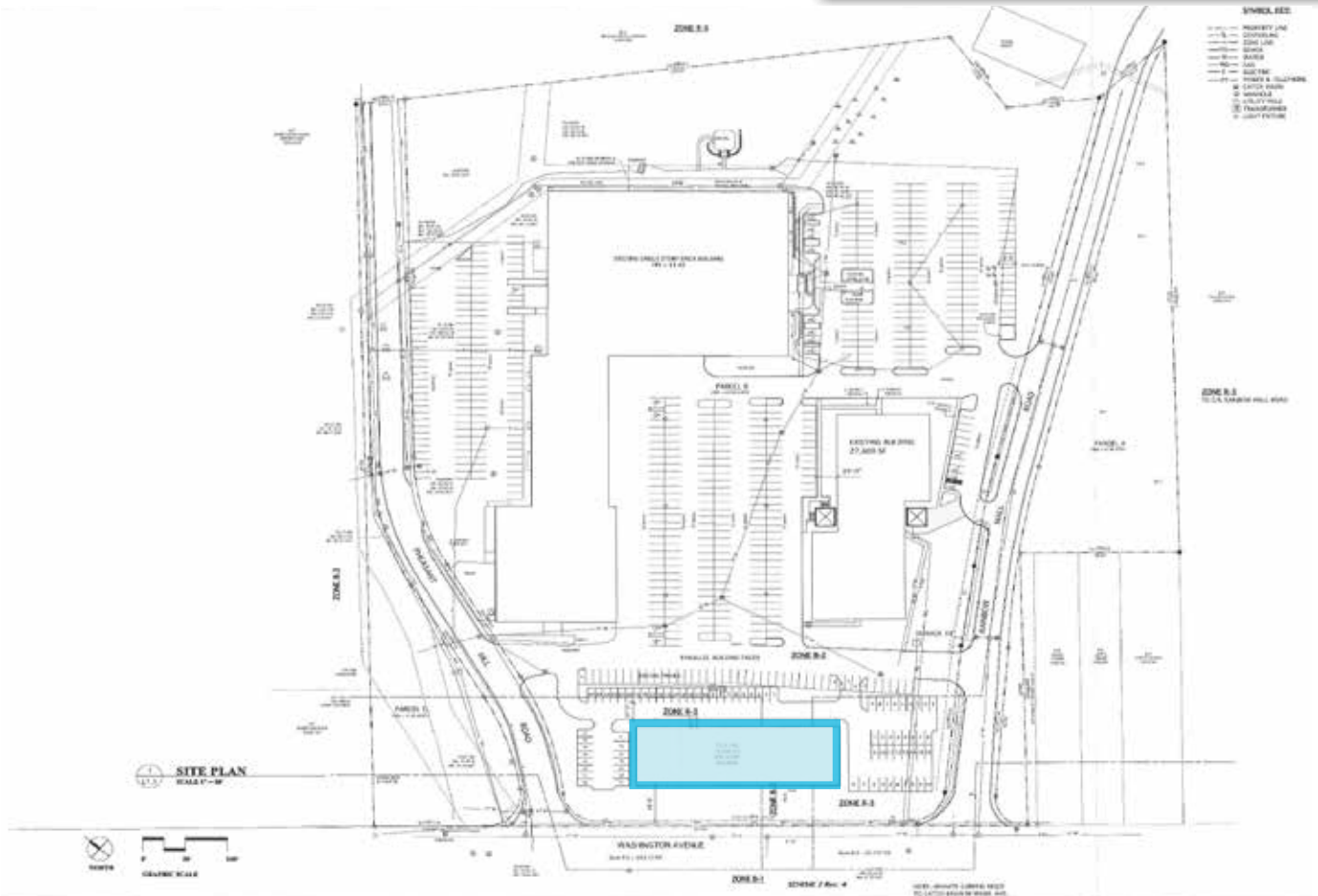
SUBLEASE RATE: \$17.00/SF NNN



FLOOR PLAN



SITE PLAN

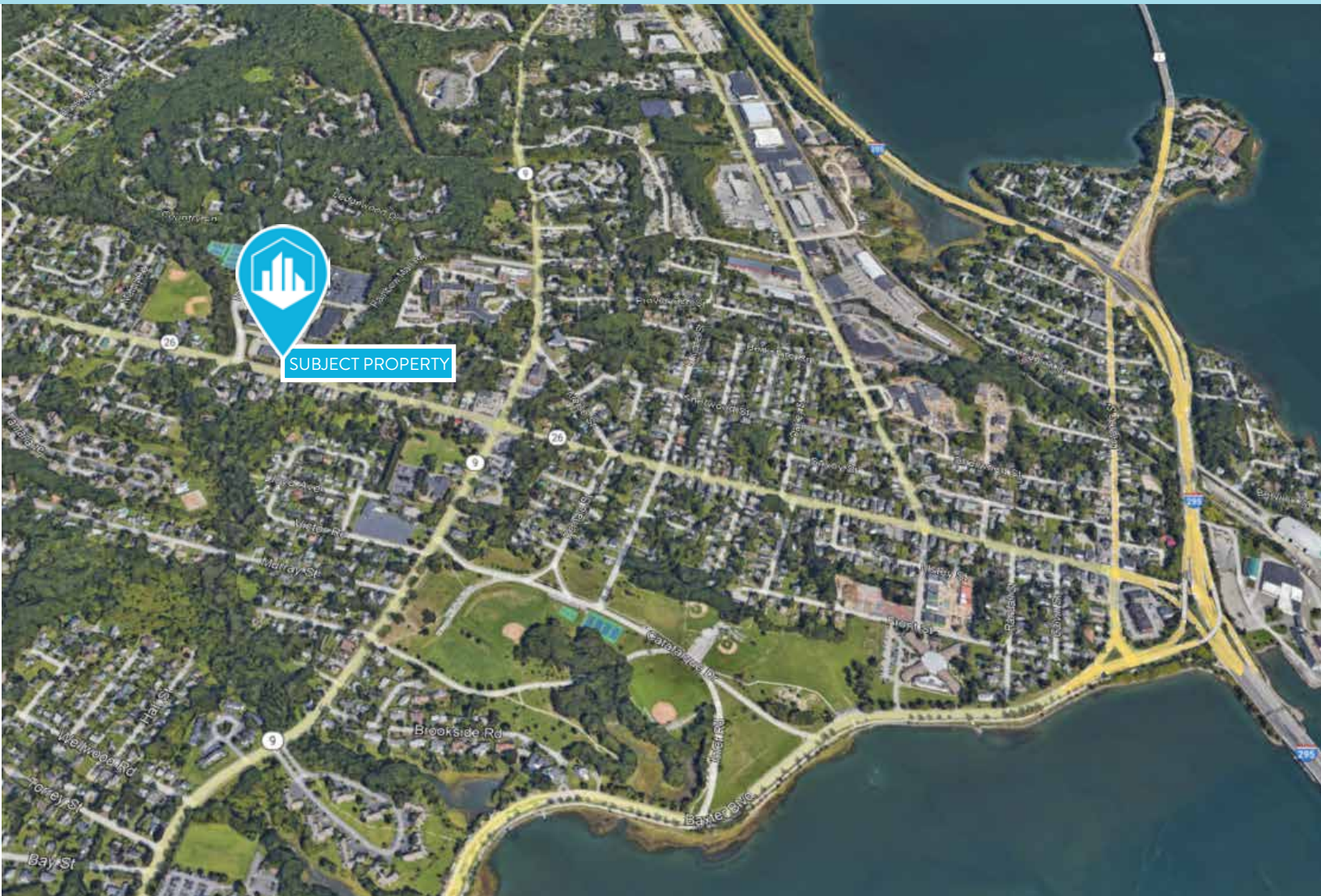


PROPERTY DETAILS

OWNER OF RECORD	J.B. Brown & Sons	YEAR BUILT	2012
SUB LANDLORD	Martin's Point Healthcare	UTILITIES	Municipal water & sewer
BUILDING SIZE	18,250± SF	SPRINKLER	Yes, wet system
ZONING	B2 - Business Community	PARKING	72 exclusive spaces with additional parking in common with other tenants
ASSESSOR'S REF	Map 17, Block F, Lot 3	LEASE RATE	\$17.00/SF NNN
# OF STORIES	One (1)	OPERATING EXPENSES	\$5.51/SF (estimate)



FOR SUBLEASE | CLASS A OFFICE BUILDING
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