



— Property Highlights —

- Downtown office suites ranging from 2,350± - 8,569± SF
- Parking available in adjacent landlord owned lots
- Professionally managed property
- Fitness facility available to all tenants
- Centrally located in Portland's Old Port
- Pricing: \$17.50/SF - \$18.50/SF Modified Gross

Landlord

J.B. Brown & Sons

Available Spaces

Suite 207: 3,154± SF
Suite 209: 2,744± SF*
Suite 210: 2,750± SF*
~~Suite 214: 1,827± SF~~
Suite 305: 2,350± SF **
Suite 306: 3,787± SF **
Suite 307: 2,432± SF**
*can be combined for a total of 5,494± SF
**can be combined for a total of 8,569± SF

Lease Rate

\$17.50/sf - \$18.50/sf MG - electric & gas separate

Utilities

Public Water and sewer, electricity, natural gas, telephone and cable

Electric & Gas

Separately metered

Lighting

Commercial grade fixtures

Flooring

Vinyl tile, wood, and carpet

Heating

Central, natural gas fired HVAC

Elevator

Access to all floors

Restrooms

Common restrooms

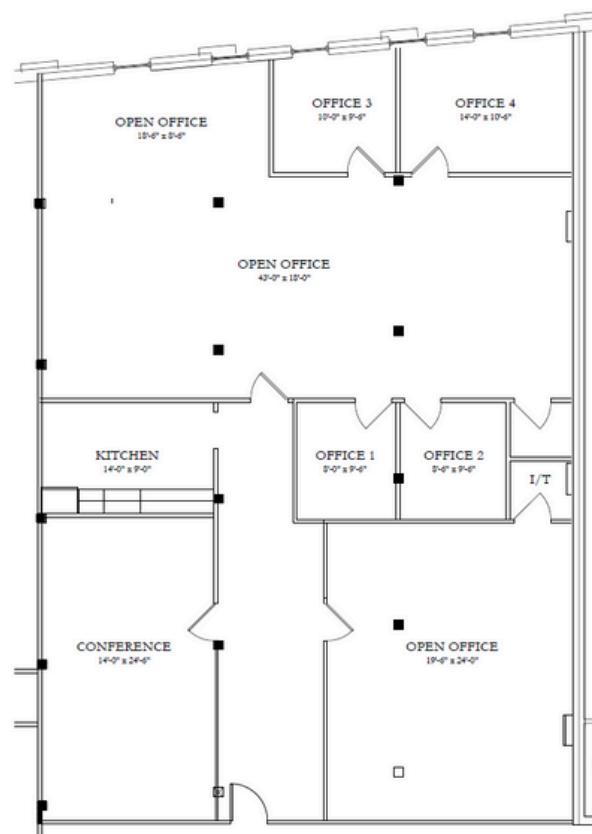
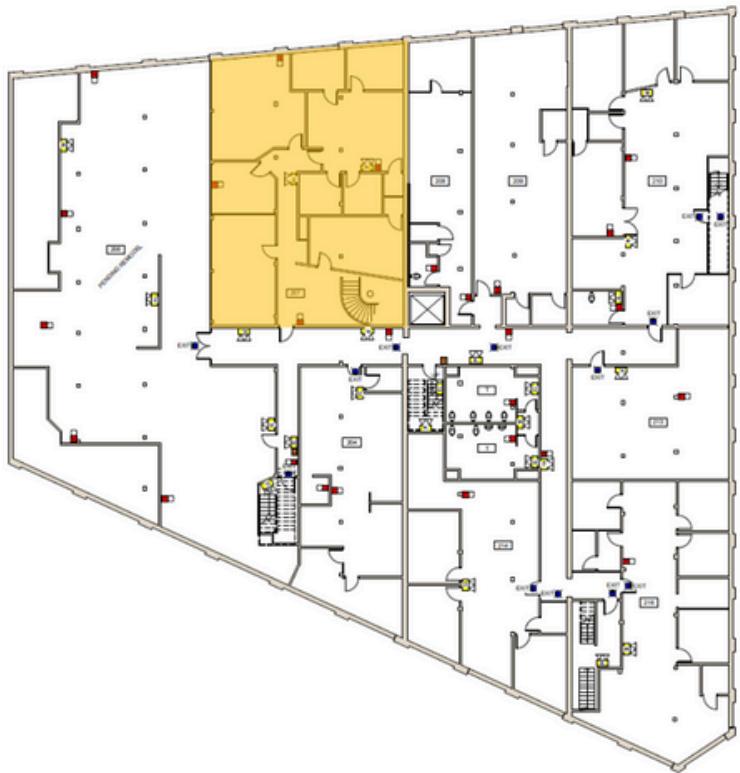
Zoning

B3 - Downtown Business

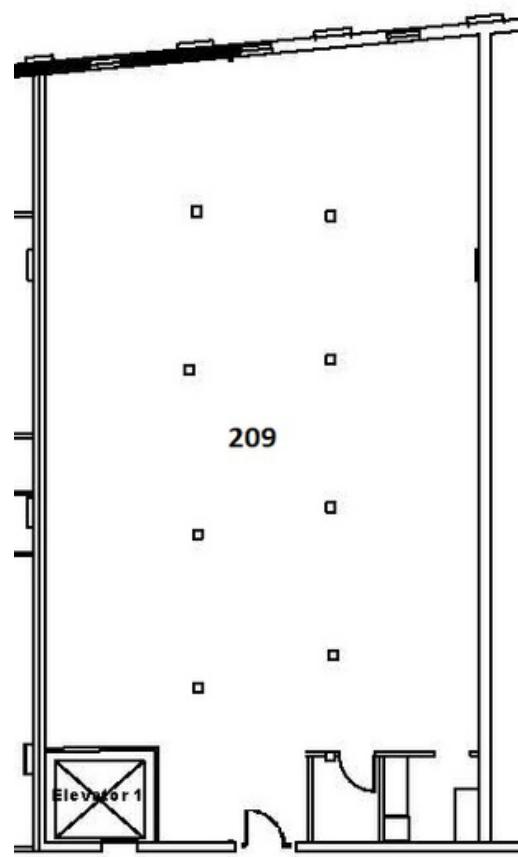
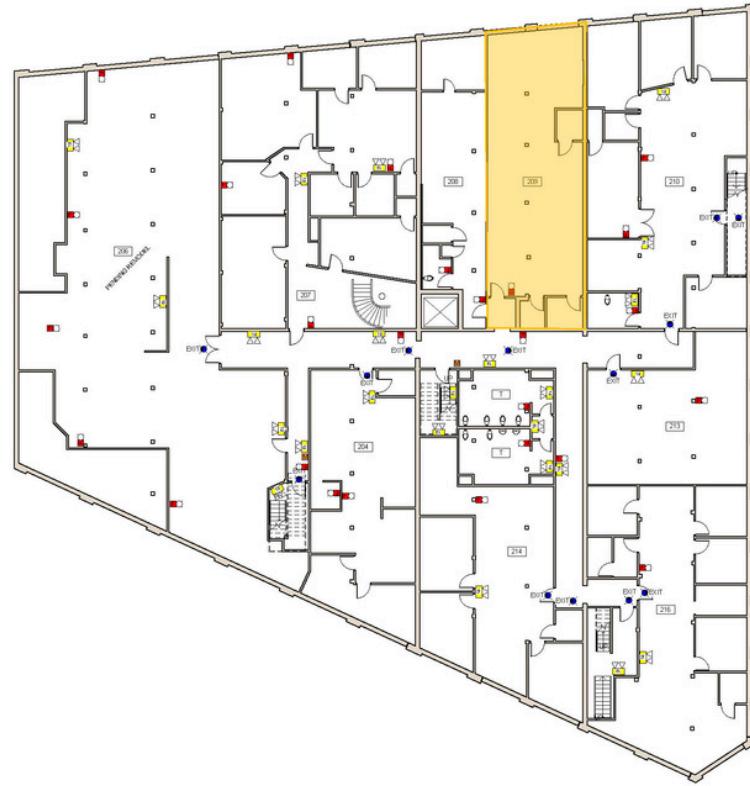
Parking

Available at market rates

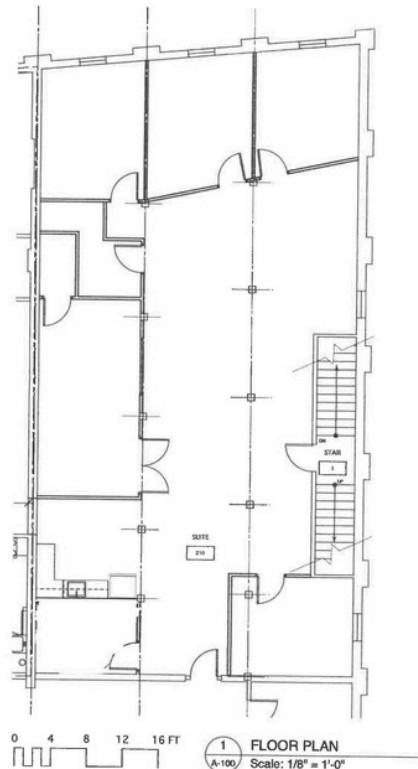
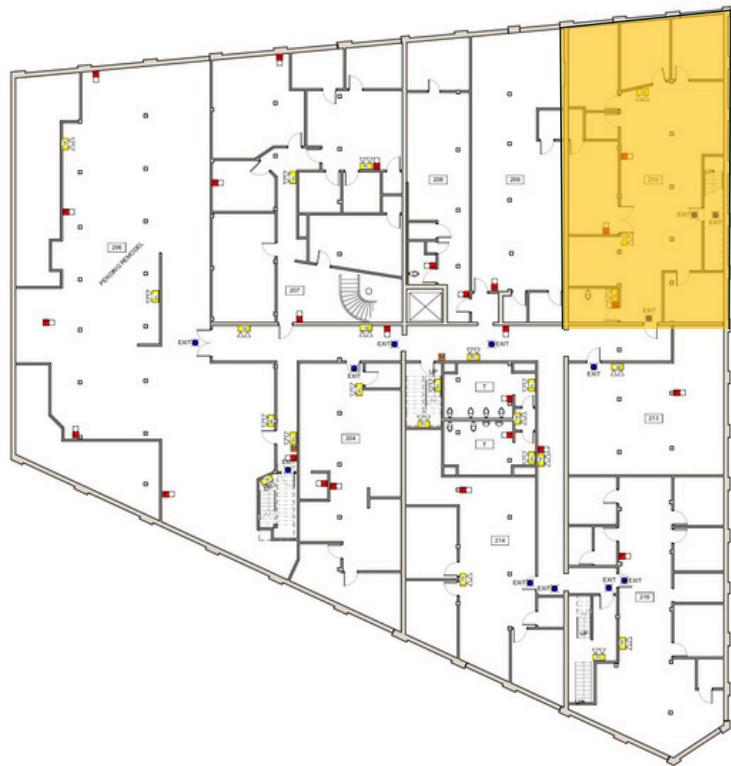
Suite 207: 3,154± SF



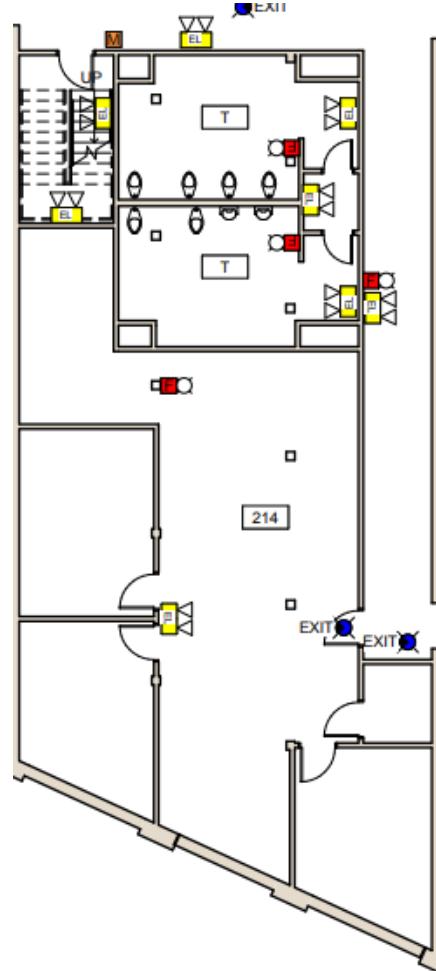
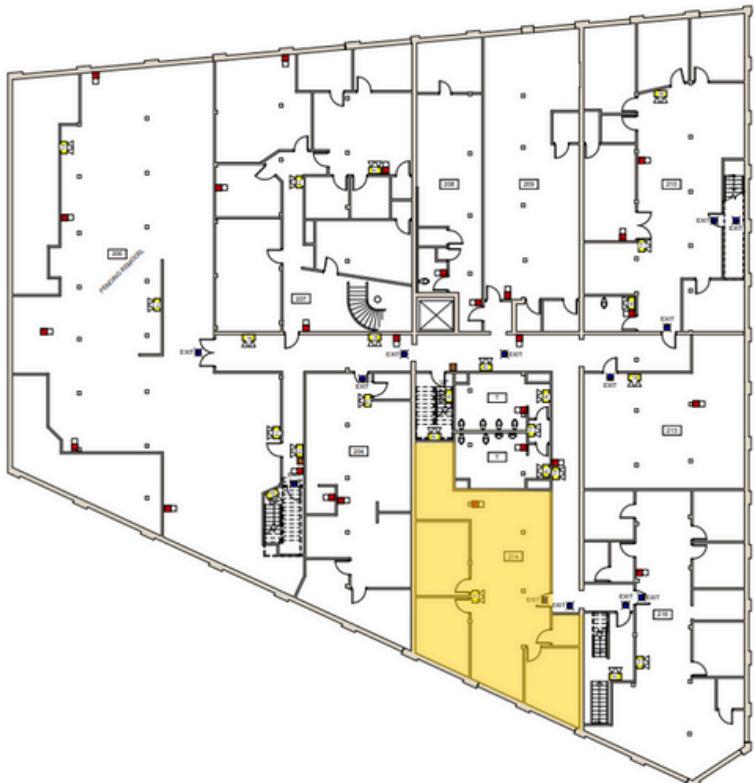
Suite 209: 2,744± SF



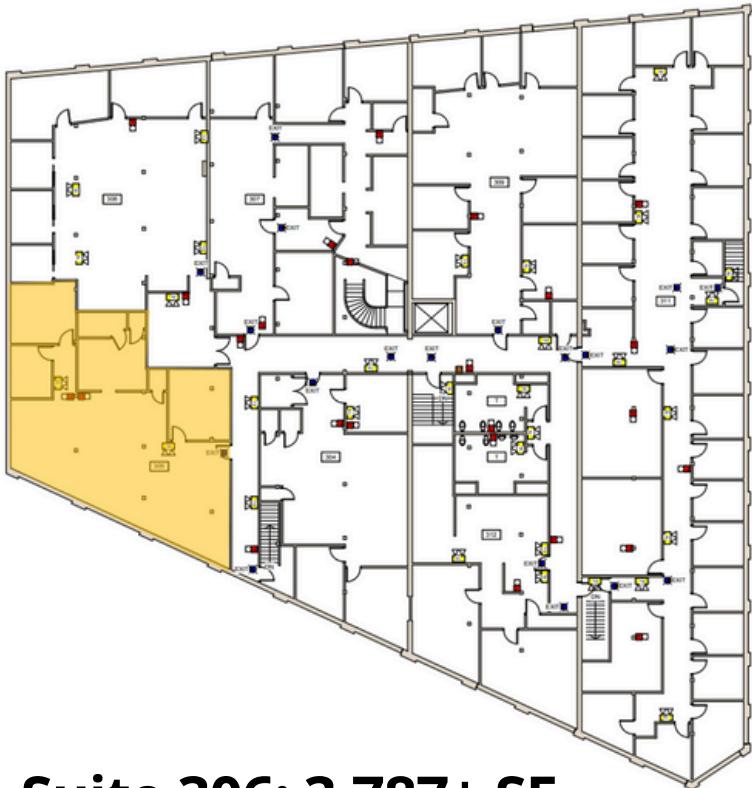
Suite 210: 2,750± SF



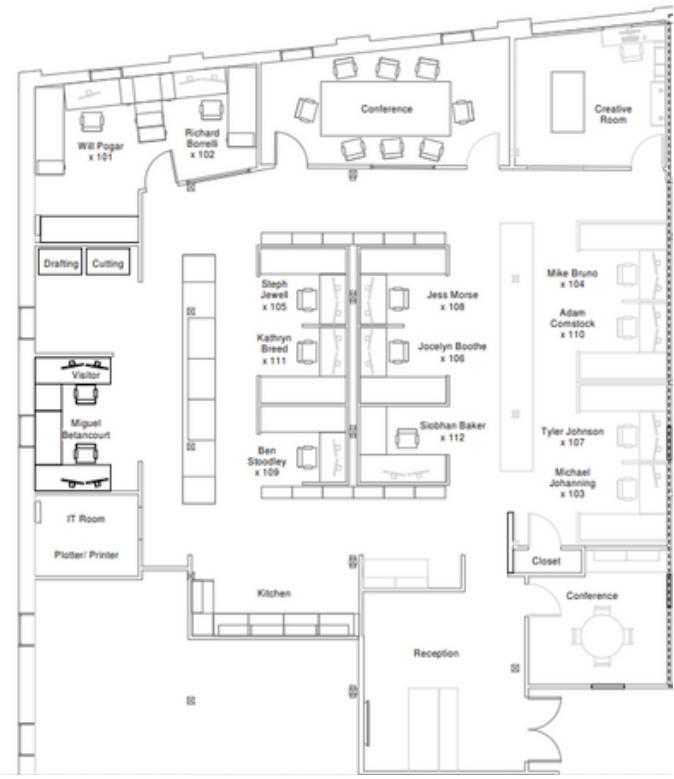
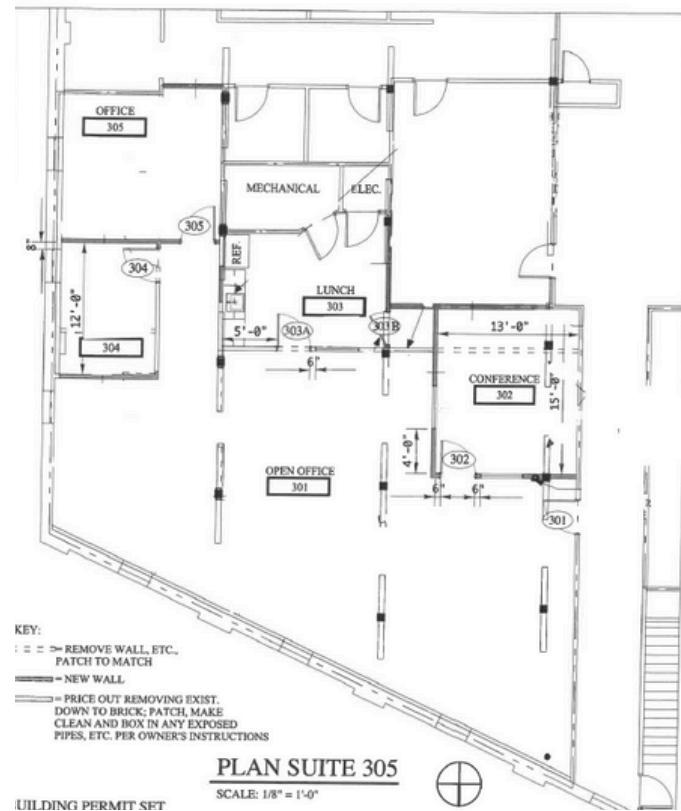
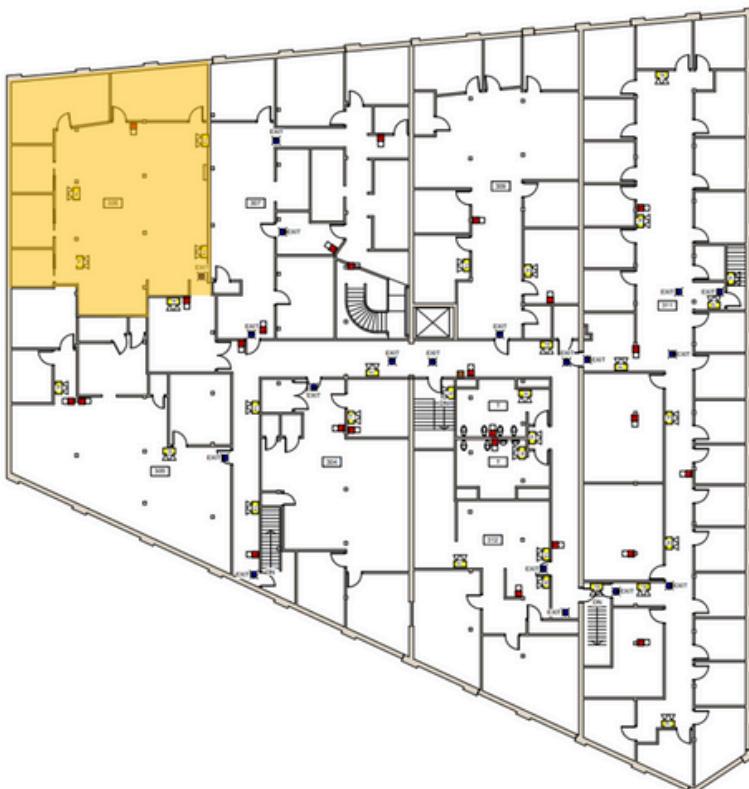
~~Suite 214. 1,827± SF~~ LEASED



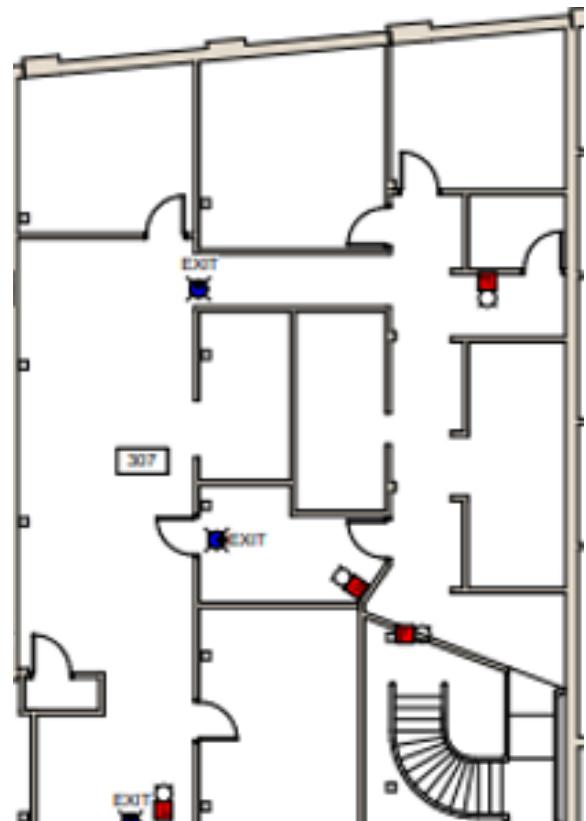
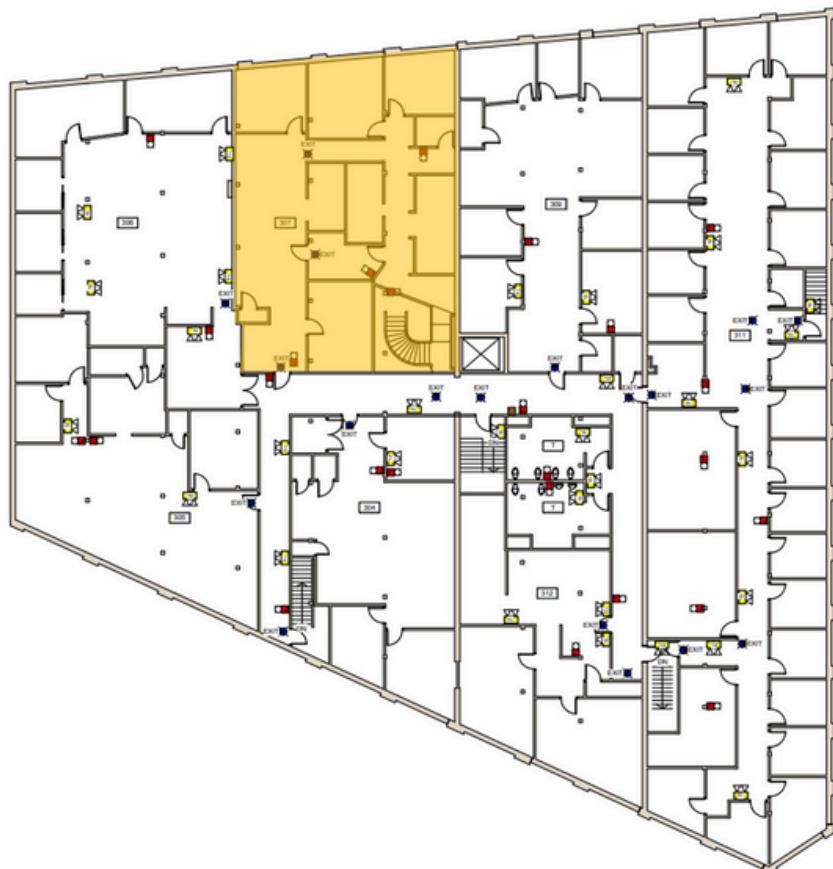
Suite 305: 2,350± SF

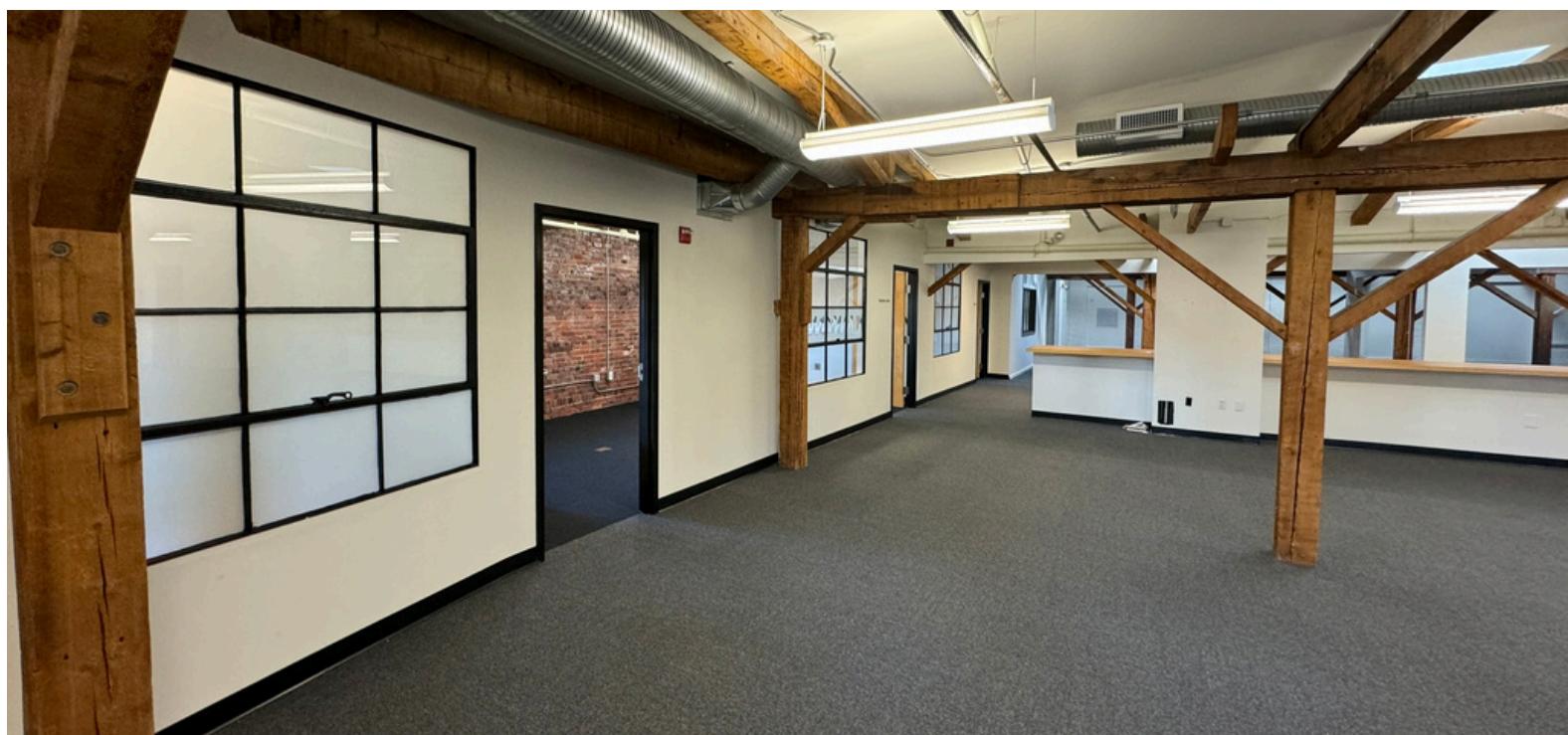
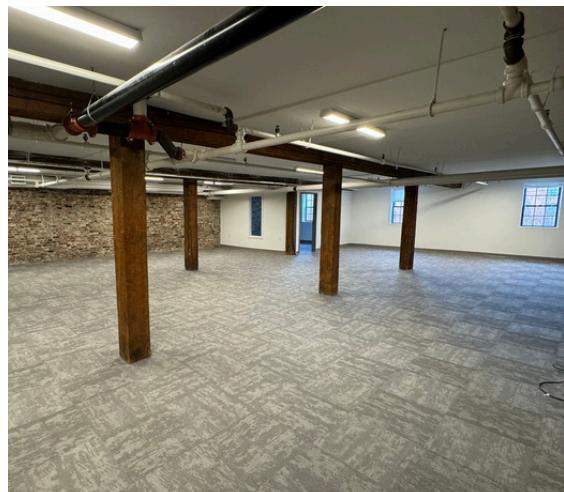


Suite 306: 3,787± SF



Suite 307: 2,432± SF







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