

DOWNTOWN OFFICE SPACE

121 Free Street, Portland



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DOWNTOWN OFFICE SPACE

I. PROPERTY HIGHLIGHTS



Can accommodate office users from 6,787± SF up to 52,000± SF

Prime location with entrance on Free Street

Excellent visibility and lots of foot traffic

In close proximity to area garages, lots, and street parking

Building signage available and visible from surrounding streets

Building serviced by three (3) passenger elevators and one (1) freight elevator

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II. PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

OWNER: Terbax Realty, Inc.

DEED: Book 11915, Page 289

ASSESSOR: Map 37, Block G, Lot 14

BUILDING SIZE: 90,748± SF
Plus basement storage space

YEAR BUILT: 1900; Extensive renovation in 1994

CONSTRUCTION: Brick/stone/stucco

ELEVATORS: 3 passenger plus 1 freight

ELECTRICITY: 2,200 amp, 208 volt, 3-phase service entrance with up to 400 amp tenant services available.

HVAC: Air handlers deliver tempered air to VAVs throughout building. Boilers provide heat; cooling tower and three chillers provide mechanical cooling. HVAC systems monitored and controlled by computer.

SPRINKLER: Wet system to NFPA code for normal office use

ZONING: B-3 Downtown Business
PAD Overlay



DOWNTOWN OFFICE SPACE

II. PROPERTY OVERVIEW



AVAILABLE SPACE

FLOOR:	SIZE:	LAYOUT:	PRICE/SF:	NNN EXPENSES (includes HVAC):
2nd Floor East:	10,789 SF	Perimeter private offices, interior private offices & conference space	\$14.00/SF	\$5.89
2nd Floor West:	6,787 SF	Currently built out as a private gym & cafeteria/meeting space	\$14.00/SF	\$5.89
3rd Floor East:	10,825 SF	Perimeter private offices & interior conference space	\$16.00/SF	\$5.89
3rd Floor West:	6,843 SF	Perimeter private offices & open interior	\$16.00/SF	\$5.89
4th Floor:	17,646 SF	Perimeter private offices and interior cubicles	\$14.00/SF	\$5.89

Floors can be combined with internal stairways to accomodate a larger user up to approximately 52,000 SF.

DOWNTOWN OFFICE SPACE

III. PHOTOS



DOWNTOWN OFFICE SPACE

III. PHOTOS



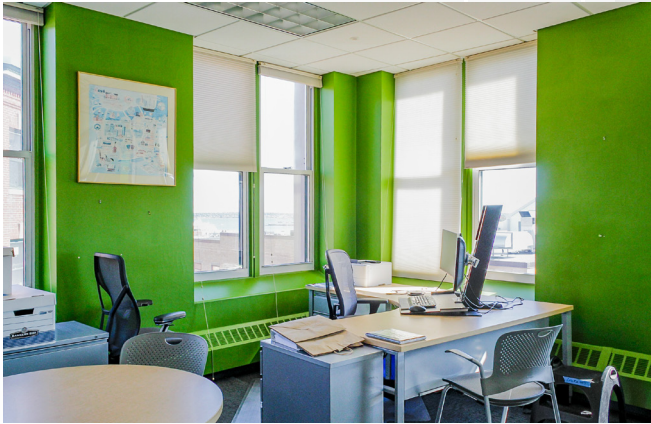
DOWNTOWN OFFICE SPACE

III. PHOTOS



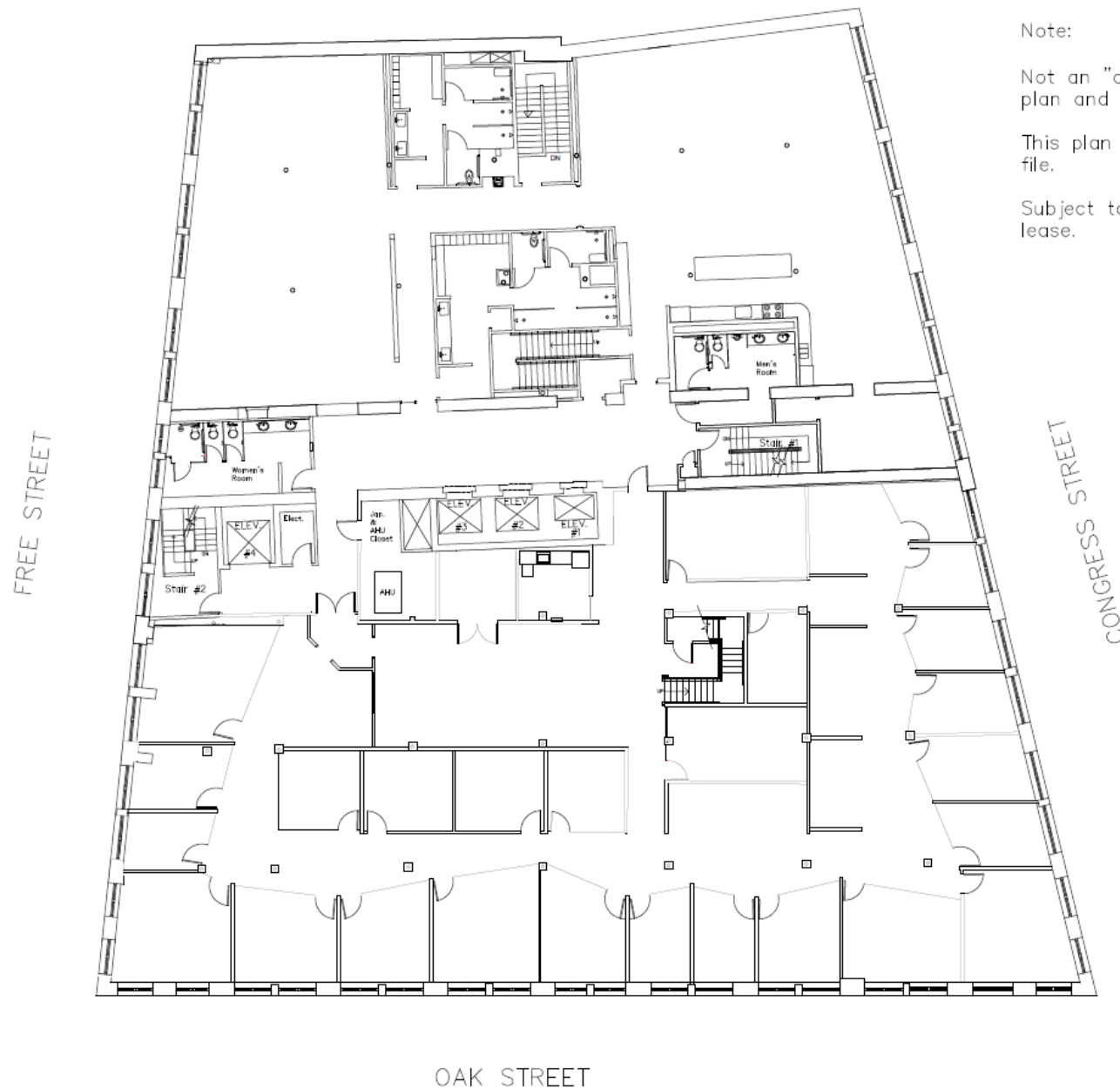
DOWNTOWN OFFICE SPACE

III. PHOTOS



DOWNTOWN OFFICE SPACE

IV. FLOOR PLANS



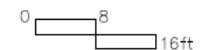
Note:

Not an "as-built" plan. Field verify plan and exact column locations.

This plan available as an AutoCAD Lt file.

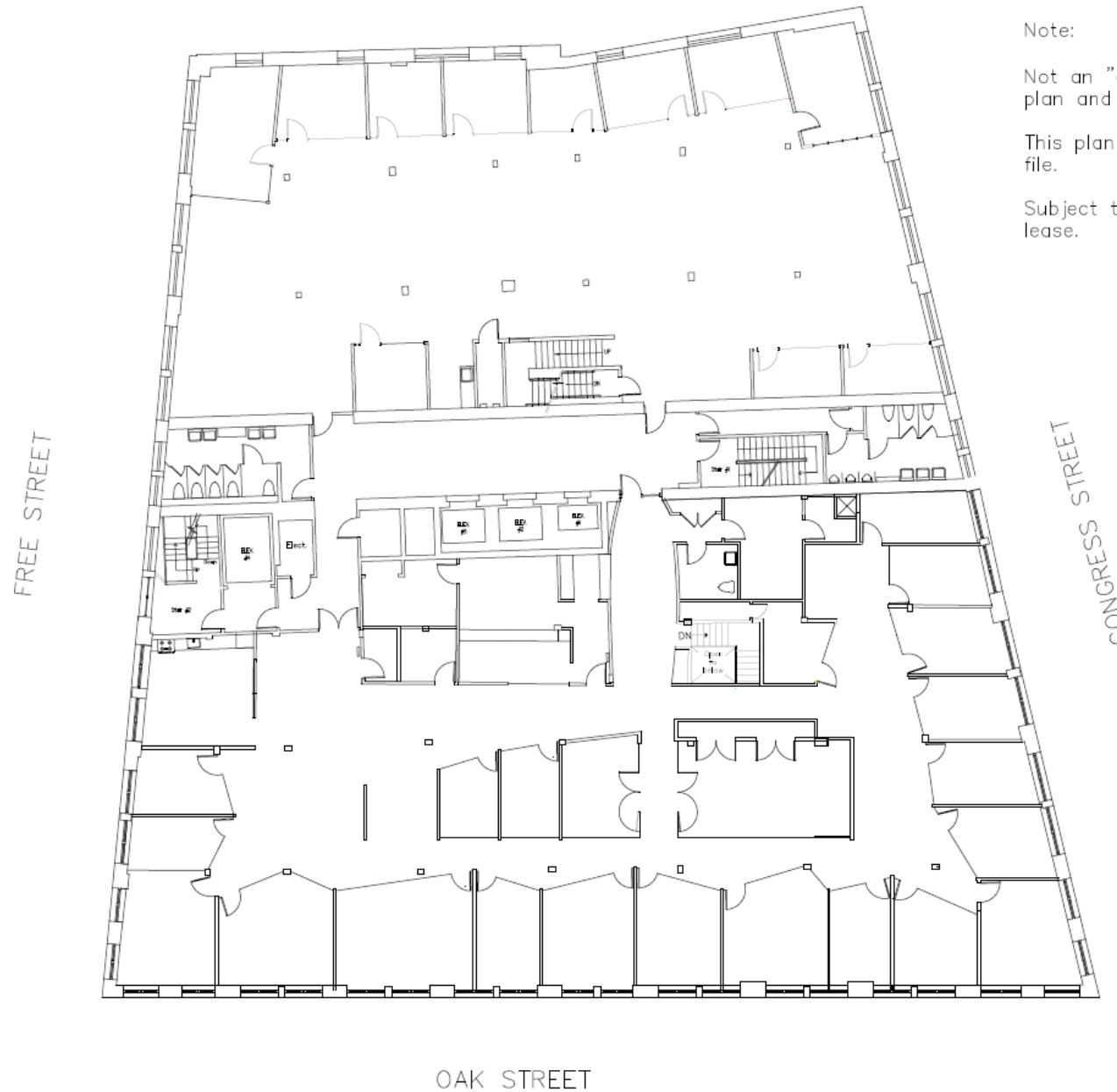
Subject to code approval and prior lease.

2nd FLOOR PLAN
THE BAXTER BUILDING
121/123 FREE STREET
PORTLAND, MAINE



DOWNTOWN OFFICE SPACE

IV. FLOOR PLANS



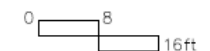
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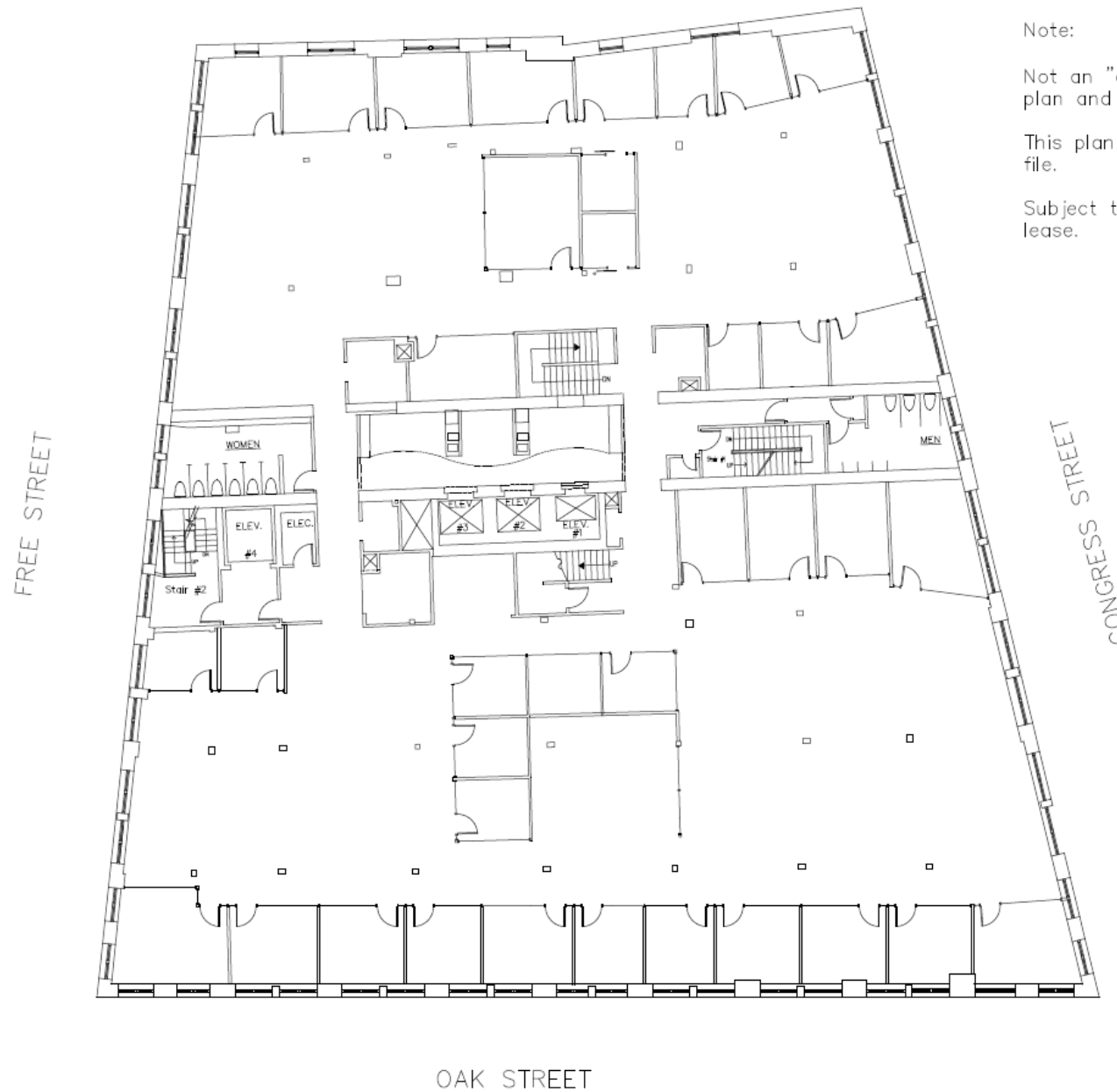
Subject to code approval and prior lease.

3rd FLOOR PLAN
THE BAXTER BUILDING
121-123 FREE STREET
PORTLAND, MAINE



DOWNTOWN OFFICE SPACE

IV. FLOOR PLANS



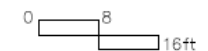
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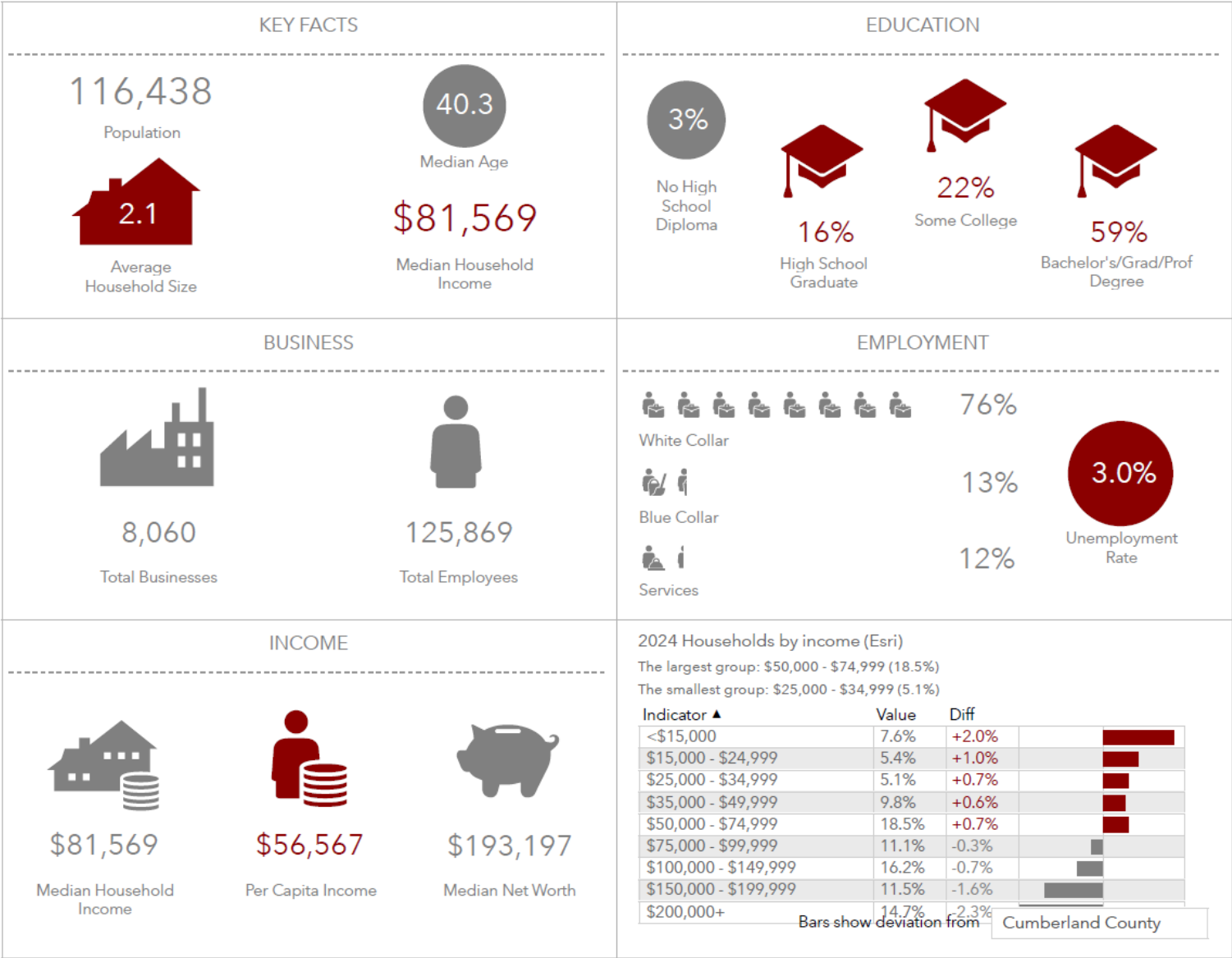
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4th FLOOR PLAN
THE BAXTER BUILDING
121-123 FREE STREET
PORTLAND, MAINE





5-MILE RADIUS



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024).

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VI. ABOUT PORTLAND



Portland is set on a peninsula extending into Casco Bay. In 2023, an estimated 15.3 million visitors came to Maine, spending \$5.2 billion, contributing to the overall spending of \$9.1 billion in the state. In Greater Portland specifically, tourists spent \$2.7 billion. (Visit Maine) Maine's economy grew 6.2% in 2023 according to Portland Press Herald. Some 151,000 Maine jobs are supported by tourism. Portland has had the greatest recovery from the pandemic among 166 U.S markets rated by STR. (www.str.com) As of April 2022, Portland's occupancy rate jumped to more than 122 percent of what it was in April 2019.

Portland topped the list on the Best Places to Live in the U.S. in 2024. With its mix of urban amenities and scenic natural landscapes, Portland's metro area strikes that perfect balance between good living (#5 for quality of life) and "location, location, location" (#5 for location and community).

Portland metro area's claim to fame comes from its great higher education opportunities, steady income growth, fresh food sources and diverse health care providers.

121 FREE STREET, PORTLAND



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