

# FOR LEASE

CLASS A  
OFFICE SPACE



## TWO CITY CENTER PORTLAND, ME 04101

- 4,129 - 8,258± SF Class A office space comprising the entire 3rd and 4th floors of Two City Center with views of Portland and Casco Bay.
- Ideally located in the central business district of Portland, close to banks, restaurants and parking.
- The available space is amongst the best Portland has to offer. It features multiple private offices and windows on three sides. Class A finishes are evident throughout.
- Two City Center is located in the heart of Portland's financial district on one of the best known and most well-traveled corners in Portland.



  
**THE BOULOS  
COMPANY**  
COMMERCIAL REAL ESTATE



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PORTLAND, ME 04101



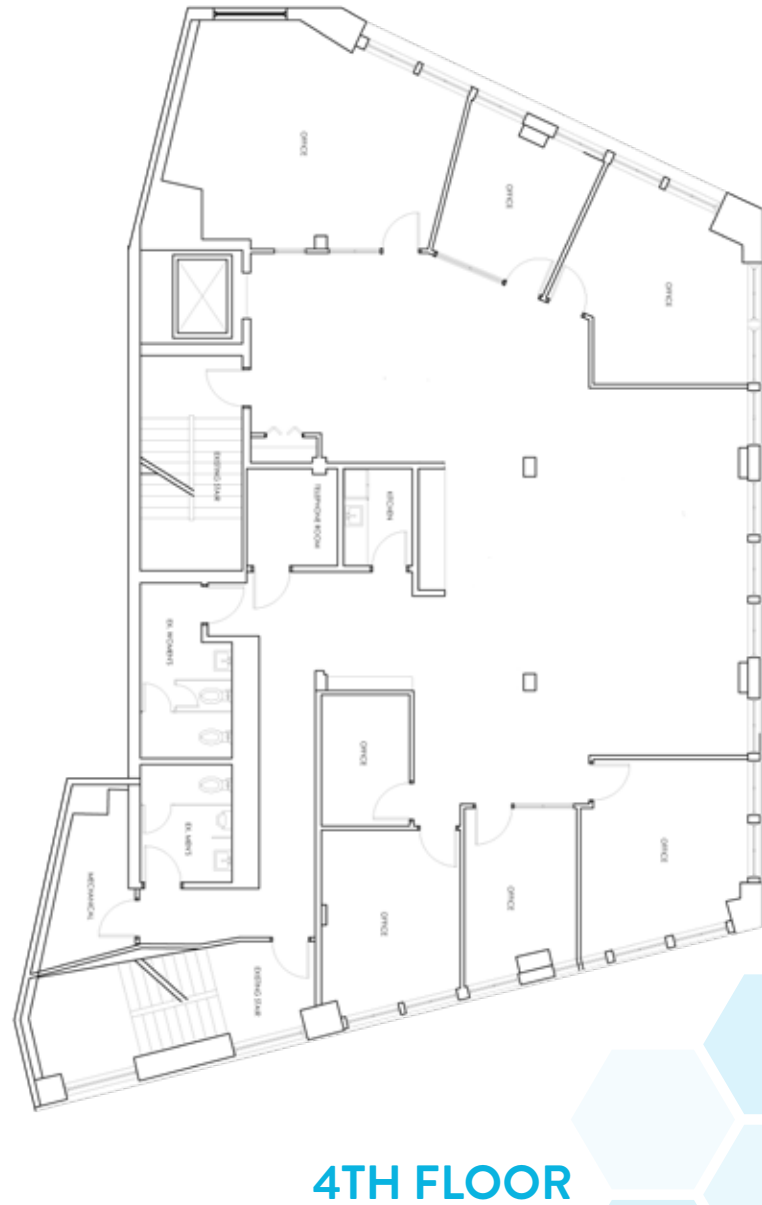
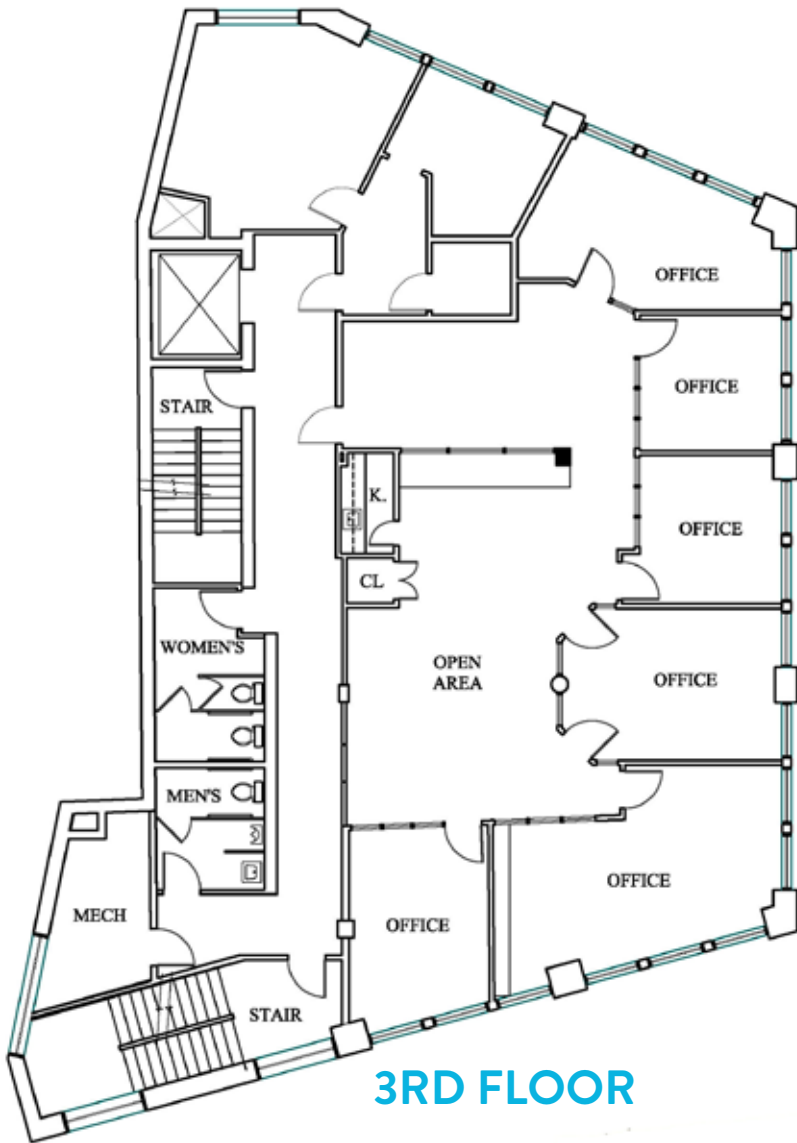
<b>OWNER</b>	Two City Center, LLC
<b>ASSESSOR'S REFERENCE</b>	Map 32, Block P, Lot 1
<b>BUILDING SIZE</b>	26,753± SF
<b># OF STORIES</b>	Five (5)
<b>AVAILABLE SUITE</b>	3rd Floor - 4,129± SF 4th Floor - 4,129± SF
<b>YEAR BUILT</b>	1983, 4th floor was renovated in 2019.
<b>ELEVATOR</b>	High quality cable elevator - 2500 lb capacity; 250 FPM speed
<b>HVAC</b>	Gas-fired heat and central air
<b>ZONING</b>	B3 - Downtown Business DEOZ - Downtown Entertainment Overlay Zone
<b>BUILDING TENANTS</b>	Legacy Properties Sotheby's International Realty, North Atlantic Capital Corporation and Luke's Lobster
<b>UTILITIES</b>	Fiber optic service to building 24/7 security monitoring 3-phase, 1600 amp electrical service Municipal water/sewer
<b>SIGNAGE</b>	Tenant will be added to lobby directory and may have a plaque installed at building entrance
<b>PARKING</b>	3rd Floor - Seven (7) spaces 4th Floor - Nine (9) spaces Temple Street Garage at a rate of \$195/space per month (Effective 7/1/2025)
<b>LEASE RATE</b>	3rd Floor - \$23.50/SF MG 4th Floor - \$24.50/SF MG
<b>TENANT PAYS</b>	Metered electricity for its premises, janitorial on its premises, pro rata share of common area electricity and natural gas (includes building HVAC), maintenance to its premises, and off-site parking.



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## FLOOR PLAN







## CONTACT US



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