

# FOR LEASE | DOWNTOWN CLASS A OFFICE SPACE

## ONE CITY CENTER, PORTLAND, ME 04101



## PROPERTY HIGHLIGHTS

Multiple suites available for lease in this iconic Class A office tower located in the heart of downtown Portland. One City Center offers many amenities including a 5-story atrium with escalator and glass elevator, a food court, fitness facility, shared conference space, 24-hour security and multiple eateries.

- 210,000± SF, 13-story, Class A office tower
- Downtown location with easy access to I-295 and Maine Turnpike
- Landlord-owned parking garage adjacent to building
- Walking distance to Portland's Old Port and waterfront (Walk Score = 97)
- Space Availability/Lease Rate: See matrix on page 2.



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### PROPERTY DETAILS

OWNER	One City Center Associates, LLC	<b>AMENITIES</b> Full-service food court, on-site management, 24-hour security, fitness facility, parking garage, access to large conference room
ASSESSOR'S REF	Map 32, Block L, Lot 2	
BUILDING SIZE	210,000± SF	
NO. OF STORIES	Thirteen (13)	
YEAR BUILT	1987	
ZONING	B3 - Downtown Business	
ELEVATOR/ESCALATOR	Escalators first to second floor and second floor to third floor; Five (5) passenger elevators	
SPRINKLER	Yes, wet system	
UTILITIES	Municipal water and sewer	<b>OTHER ONE CITY CENTER TENANTS</b> Bank of America The Bay Club (gym) Dunkin Donuts Citrus City Deli David R. Beneman - Federal Public Defender Dirigo Management Group General Services Administration MainePERS Medical Mutual Insurance Company of Maine Monks O'Neil Development LLC Preti Flaherty Beliveau & Pachios LLP
HVAC	Central HVAC	

### AVAILABILITY & LEASE RATES

FLOOR	SIZE (SF)	LAYOUT	LEASE RATE*
2	2,675±	Unfinished, Landlord to build out per Tenant's specifications.	\$23.50/sf MG
3	3,500±	Unfinished, Landlord to build out per Tenant's specifications.	\$23.50/sf MG

\*Lease rate includes heat.

*Additional 7th floor suite available Q1 2024 (12,893± SF). See Broker for details.*

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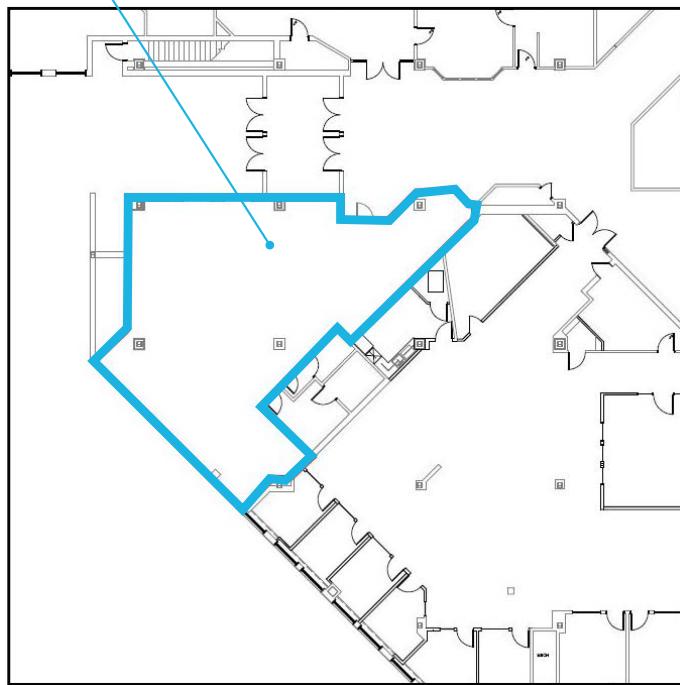
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### FLOOR PLANS

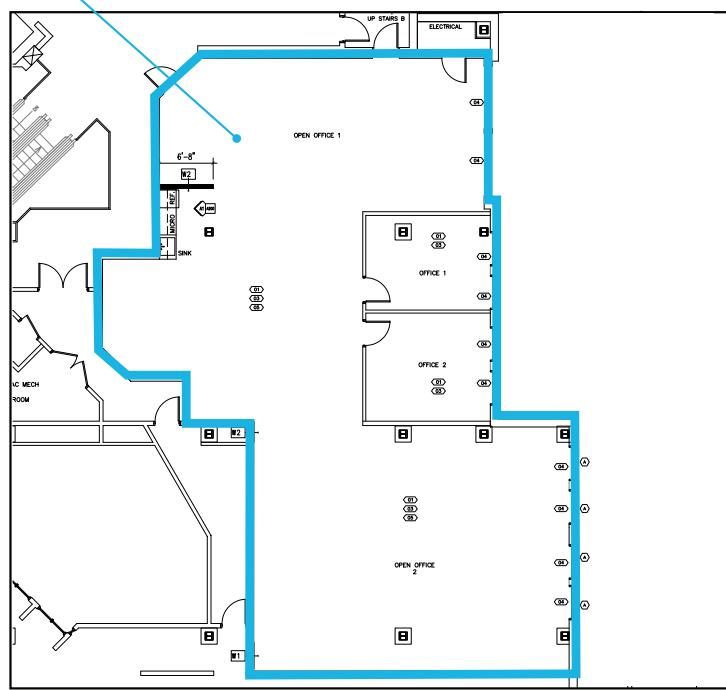
SECOND FLOOR

2,675± SF



THIRD FLOOR

3,500± SF



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## CONTACT US



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