

FOR LEASE | DOWNTOWN CLASS A OFFICE SPACE

ONE CITY CENTER, 7TH FLOOR, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

The entire seventh floor is 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, food court, a fitness facility, shared conference space, 24-hour security and multiple eateries.

- ◆ 12,893± SF suite
- ◆ 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)
- ◆ Lease Rate: \$17.00/SF NNN
- ◆ Available Q1 2024



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PROPERTY DETAILS

OWNER	One City Center Associates, LLC
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
HVAC	Central HVAC
AMENITIES	Full-service food court, on-site management, 24-hour security, fitness facility, parking garage, access to large conference room
PARKING	Below market rates in Landlord-owned garage.
AVAILABLE SPACE	12,893± SF (7th Floor) Other suites available. See Brokers for details.
LEASE RATE	\$17.00/SF NNN
CAMs	\$11.35/SF (estimated)
DATE AVAILABLE	4/1/2024

OTHER ONE CITY CENTER TENANTS

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

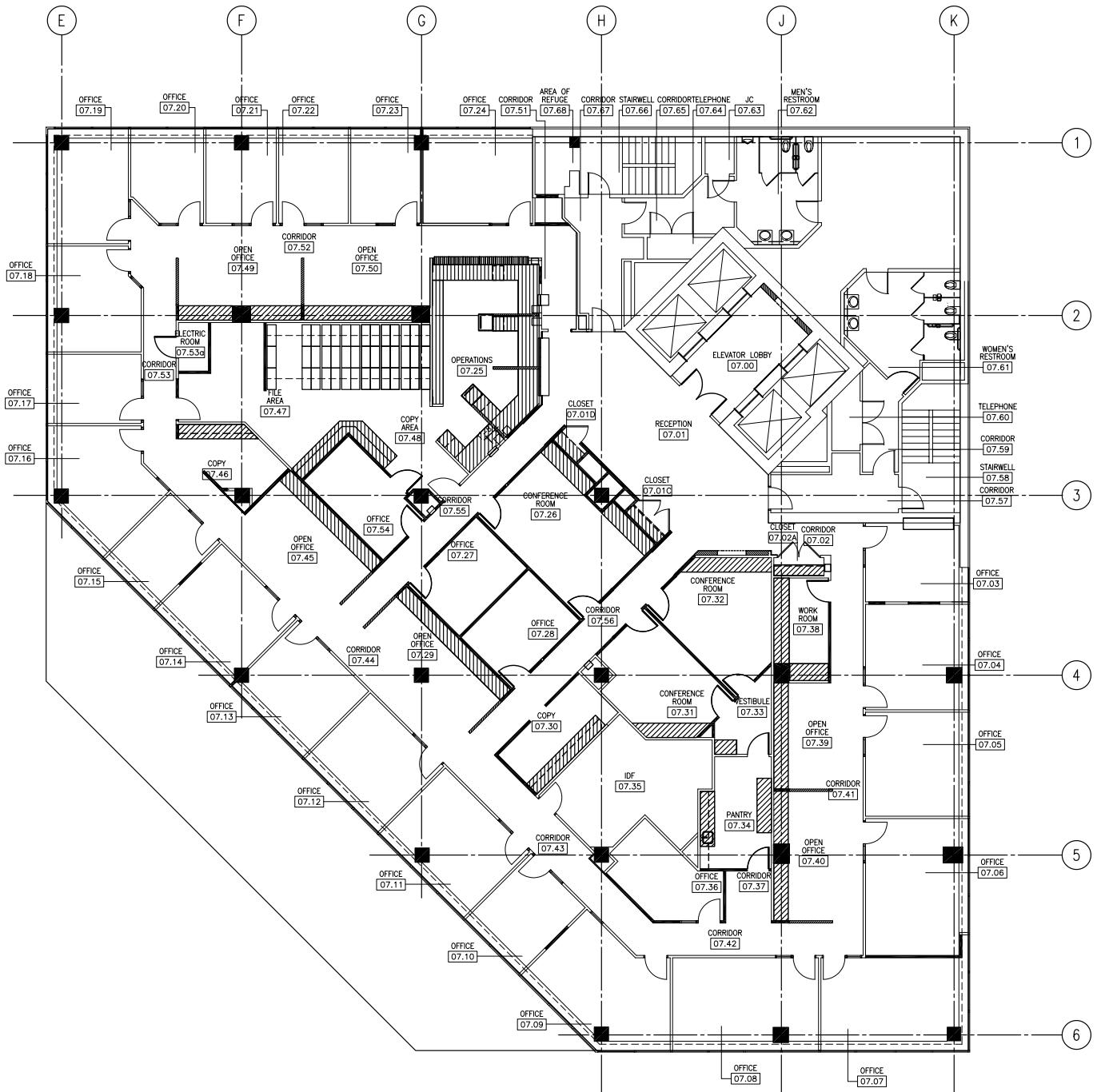


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FLOOR PLAN - 7th FLOOR



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