

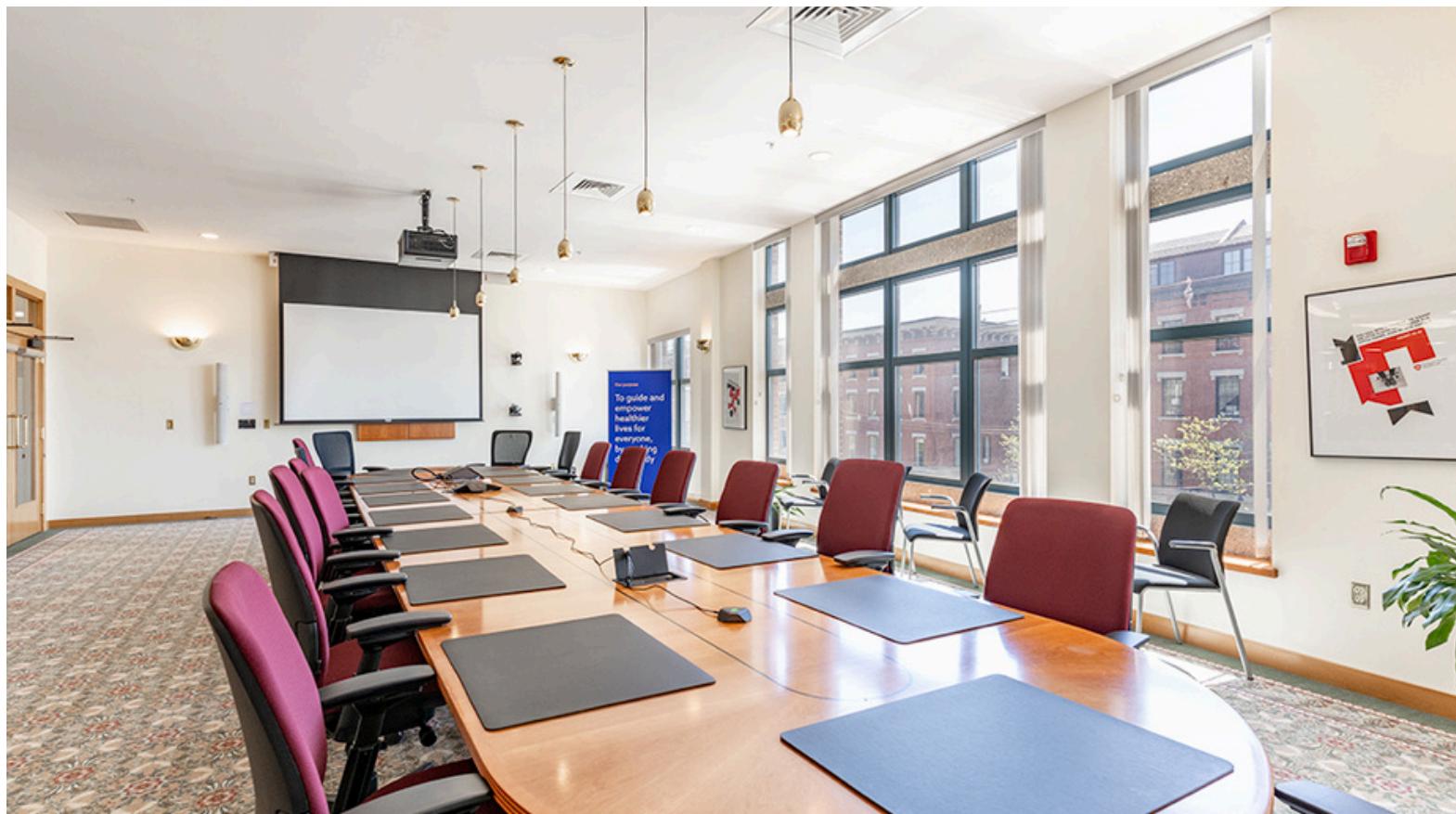


Property Highlights

- 6,750± SF -13,500± SF of 3rd Floor Office Space, with Water Views
- Building is professionally managed
- Centrally located within the Old Port, with visibility from both Commercial and Fore Street
- Four exterior decks, one on each corner of the building
- Join Starbucks, Edgecomb Potters, Ethan Allen and M&T Bank
- Lease Rate: \$23.00/sf NNN

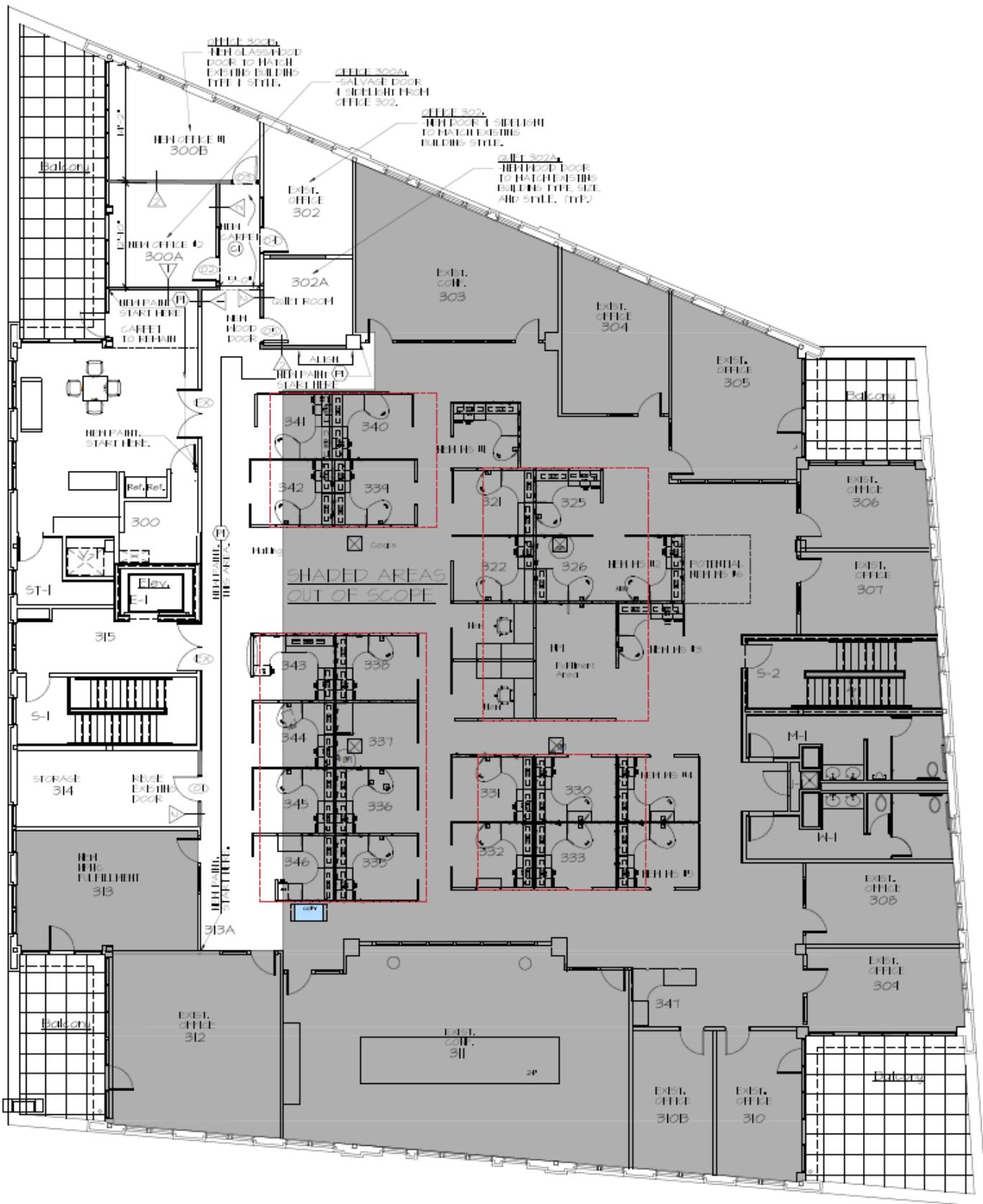
Property Address:	1 Market Street (145 Commercial St on tax card)
Owner:	CF Evie, LLC
Book/Page:	26017/088
Lot Size:	.3438± acres
Building Size:	43,504± SF Available - 6,750± SF - 13,500± SF
Zoning:	Business Zone 3 (B3)
Year Built:	2000
Utilities:	Municipal
Heat/AC:	Geothermal, Gas, Central loop system
Parking:	Custom House Garage, ask Broker for detail
Date Available:	Immediate
Lease Rate:	\$23.00/sf NNN
NNN Expenses:	\$8.00/SF - Estimated

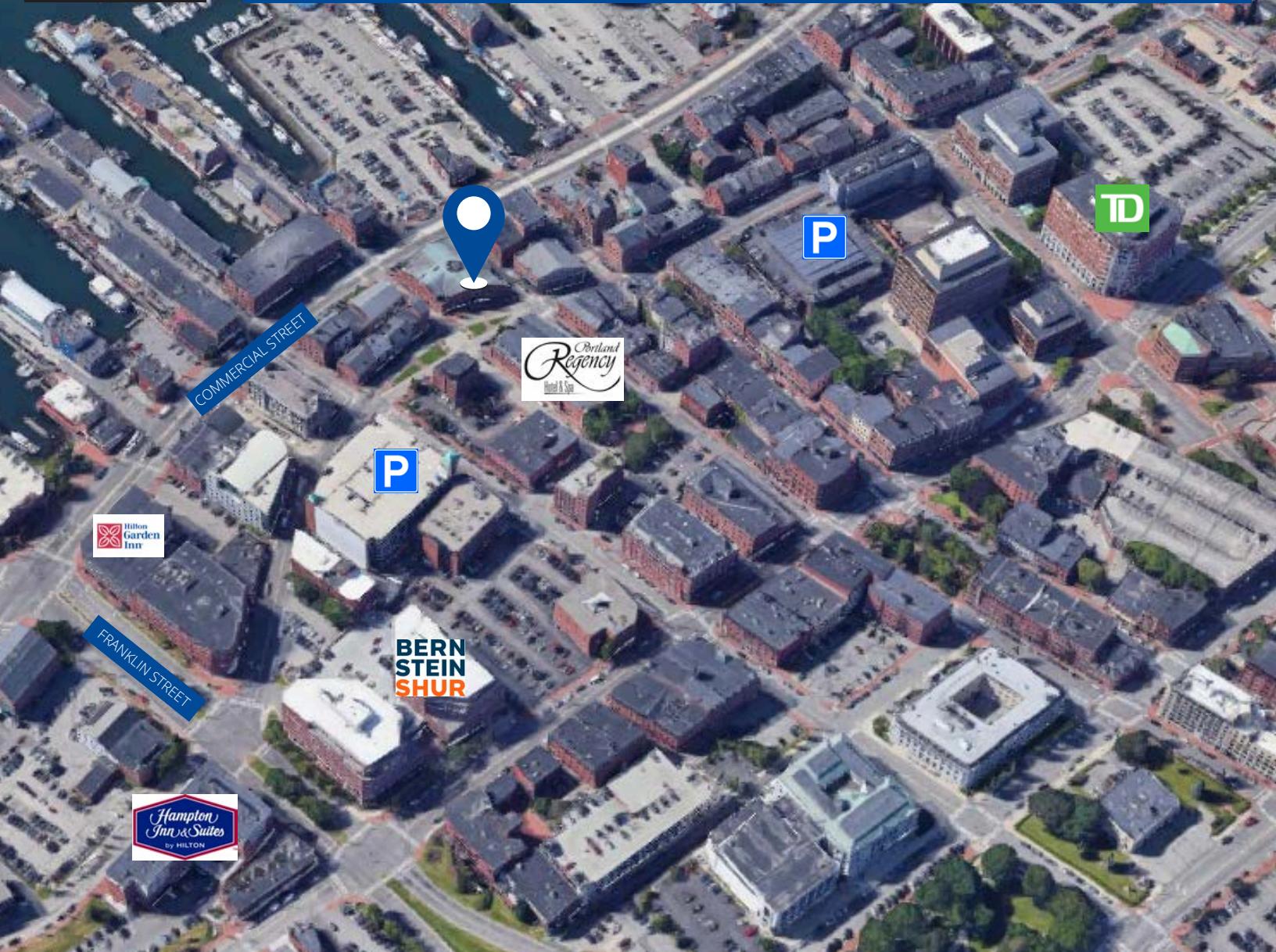




Floor Plan

1 Market Street | Portland, M





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