

FOR LEASE | OFFICE CAMPUS

41 HUTCHINS DRIVE, PORTLAND, ME 04103



PROPERTY HIGHLIGHTS

Located in the desirable, wooded campus setting near the Stroudwater neighborhood off Congress Street in Portland is 41 Hutchins Drive - a freestanding, professional office building spanning 52,227± SF across 2 and 3 stories. The building, constructed of brick, is comprised of three separate wings that provide ample natural light.

- 25,495± SF available in three wings of 2-3 floors each. Can be subdivided to as small as 5,445± SF. See broker for subdivision plans.
- Professionally managed and landscaped.
- Ample on-site, paved parking in several lots.
- Flexible IM zoning allows for many potential reuse options.
- Large meeting rooms, fitness facility and cafeteria.
- Lease Rate: \$12.00/SF NNN

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PROPERTY DETAILS

OWNER	41 Hutchins Drive, LLC
BOOK/PAGE	335594 / 068
ASSESSOR'S REFERENCE	Map 238A, Block A, Lot 1 Map 239, Block A, Lot 4 Map 240, Block A, Lot 1
BUILDING SIZE	52,227± SF
SPACE AVAILABLE	25,495± SF
SUBDIVIDABLE	5,445± SF (See broker for details)
LOT SIZE	6.65± AC
ZONING	IM
STORIES	Three (3)
YEAR BUILT	1986
UTILITIES	Public Water / Sewer
ELEVATOR	One (1)
PARKING	162± spaces across four lots, including seven ADA spots.
R.E. TAXES	\$154,464.09 (2021/2022)
LEASE RATE	\$12.00/SF NNN
CAMS/TAXES	\$5.35/SF

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PHOTOS



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BUILDING BREAKDOWN

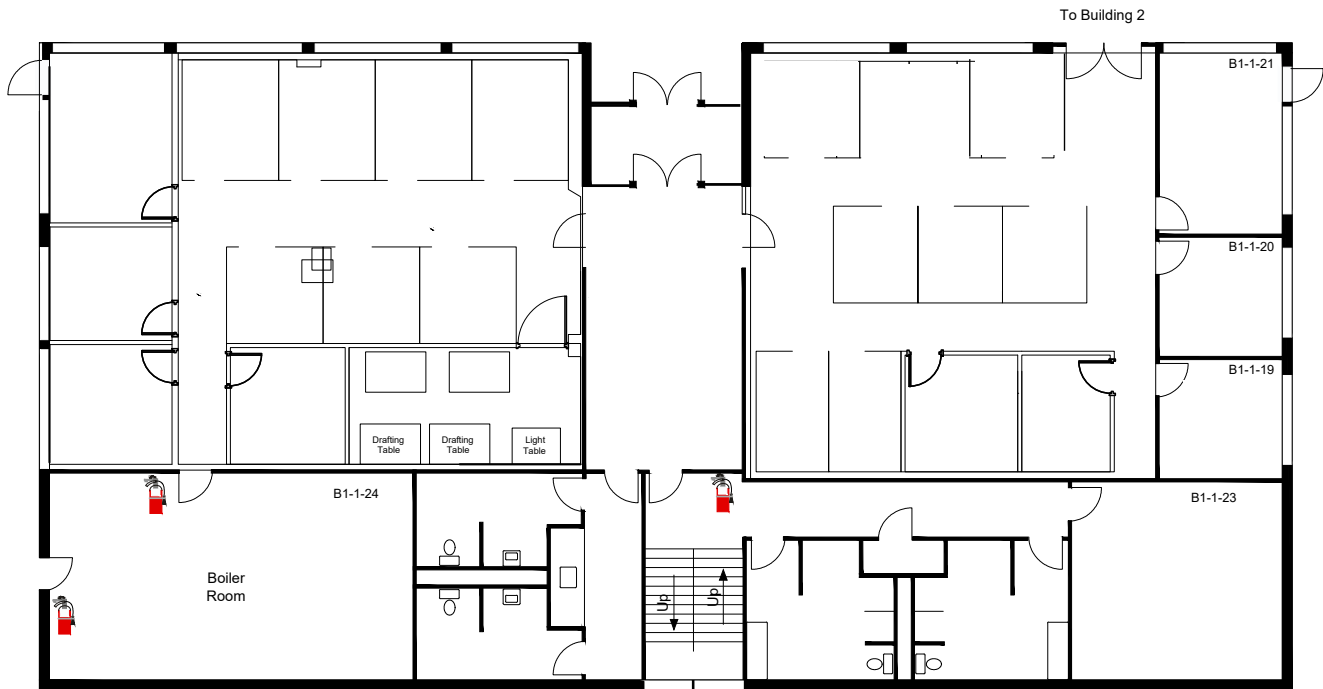


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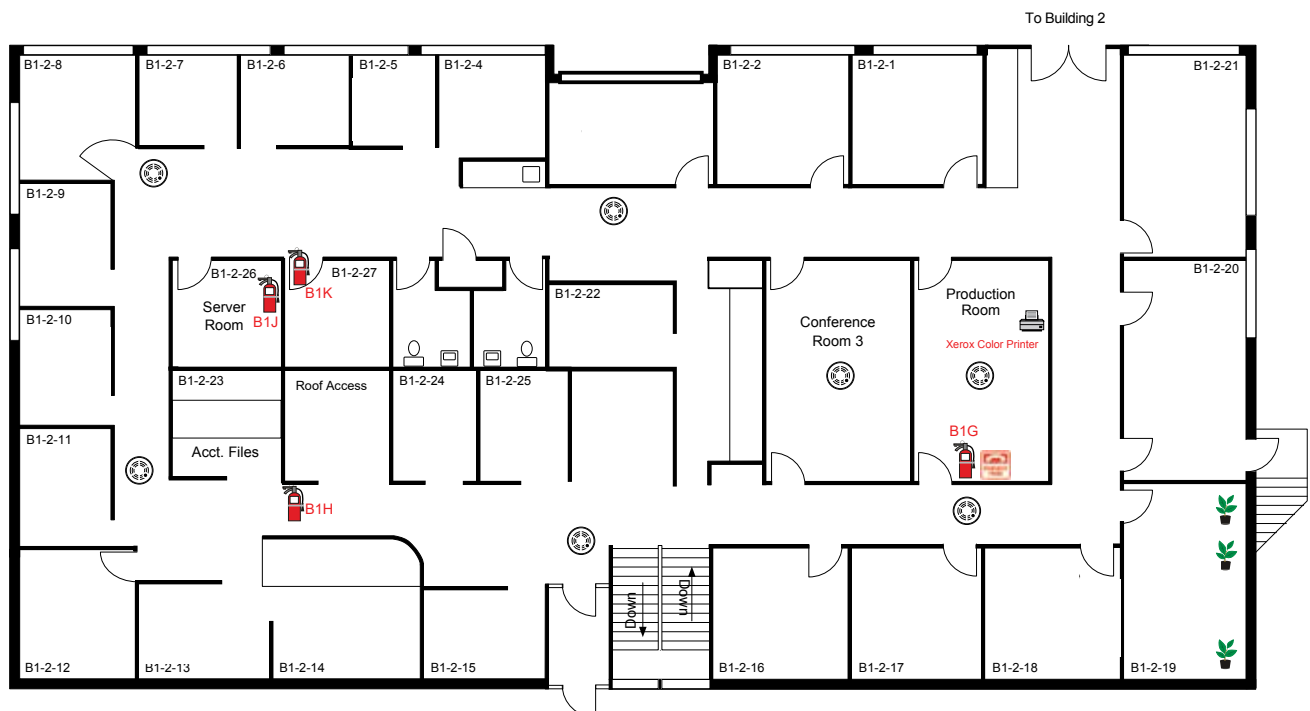


FLOOR PLANS - BUILDING ONE

Building 1 - First Floor (B1-1)



Building 1 - Second Floor (B1-2)

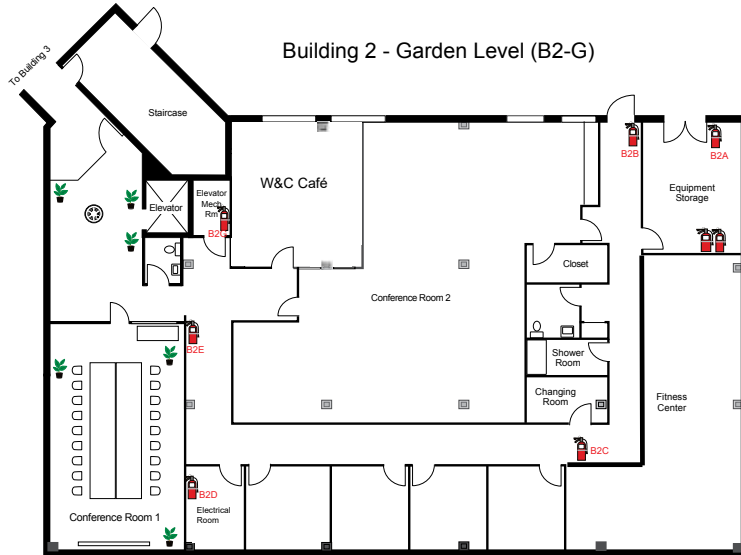


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FLOOR PLANS - BUILDING TWO



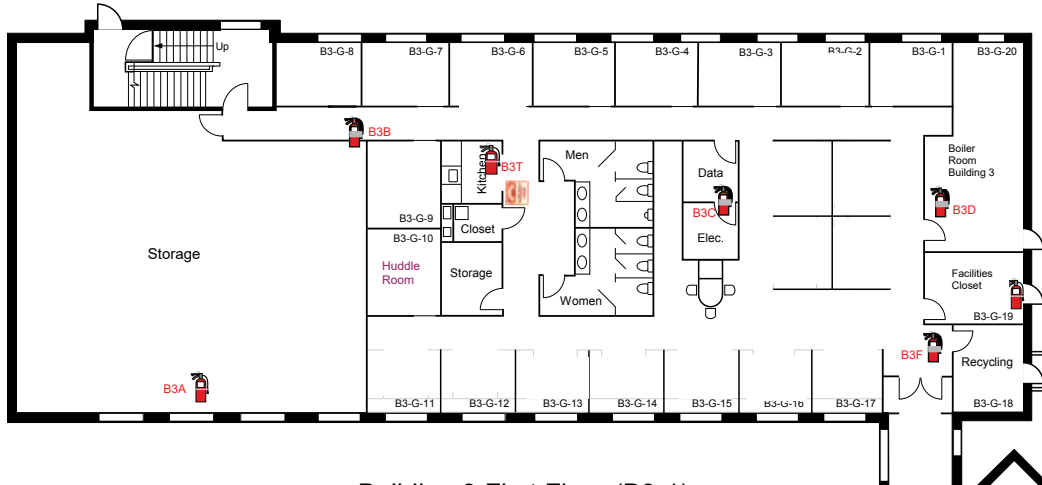
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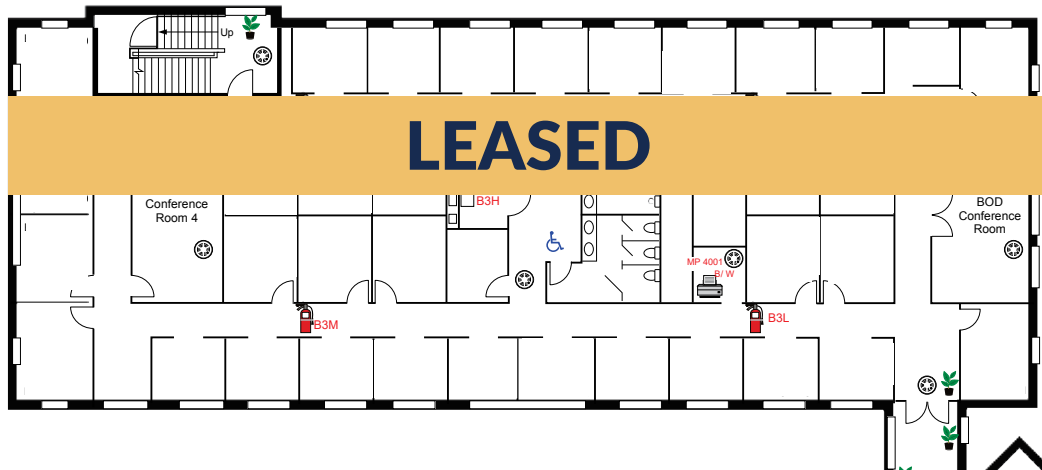


FLOOR PLANS - BUILDING THREE

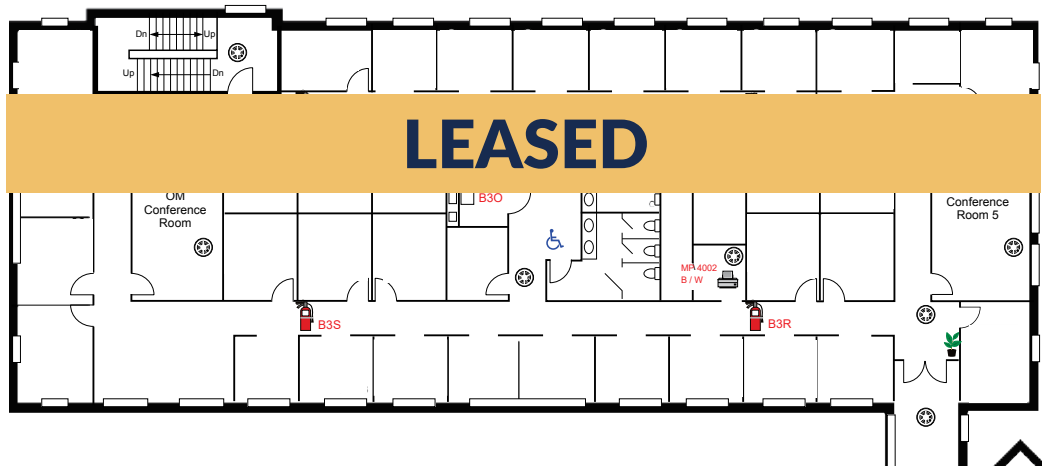
Building 3 Garden Level (B3-G)



Building 3 First Floor (B3-1)



Building 3 Second Floor (B3-2)



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CONTACT US



CLAIRE RICHARDSON

Associate Broker

+1 207.553.1732 D

+1 207.880.4607 C

crichardson@boulos.com

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