

# FOR LEASE | PROFESSIONAL OFFICE SPACE

Three Canal Plaza | Portland, ME



## 855± SF CLASS A OFFICE SPACE AVAILABLE

- Class A office property centrally located to the waterfront and downtown areas
- Parking available for lease in landlord's adjacent parking garage
- Within walking distance to the US District Court, Bankruptcy Court and Cumberland County Courthouse and Portland City Hall
- Near Old Port and Financial District amenities

**LEASE RATE: \$27.00/SF MG**



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# PROPERTY SUMMARY

Three Canal Plaza | Portland, ME



**OWNER:** Cow Plaza 1 LLC

**PROPERTY MANAGEMENT:** East Brown Cow Management

**LOT SIZE:** 0.556± AC

**BUILDING SIZE:** 65,162± SF

**AVAILABLE SPACE:** 855± SF

**STORIES:** Six (6)

**CONSTRUCTION:** Reinforced concrete foundations with steel frames, corrugated steel pan floors

**EXTERIOR:** Brick veneer

**ELECTRICITY:** 3-phase, 277/480 volts (separately metered)

**HVAC:** Oil-fired forced hot air Central A/C

**RESTROOM:** Common area restrooms on each floor

**SPRINKLER:** Partial wet systems

**ELEVATOR:** 2 passenger

**SIGNAGE:** Lobby directory

**AMENITIES:** 24-hour key card access, full service café, restrooms and showers, on site parking

**STORAGE:** Available for lease with spaces (contact Broker for details)

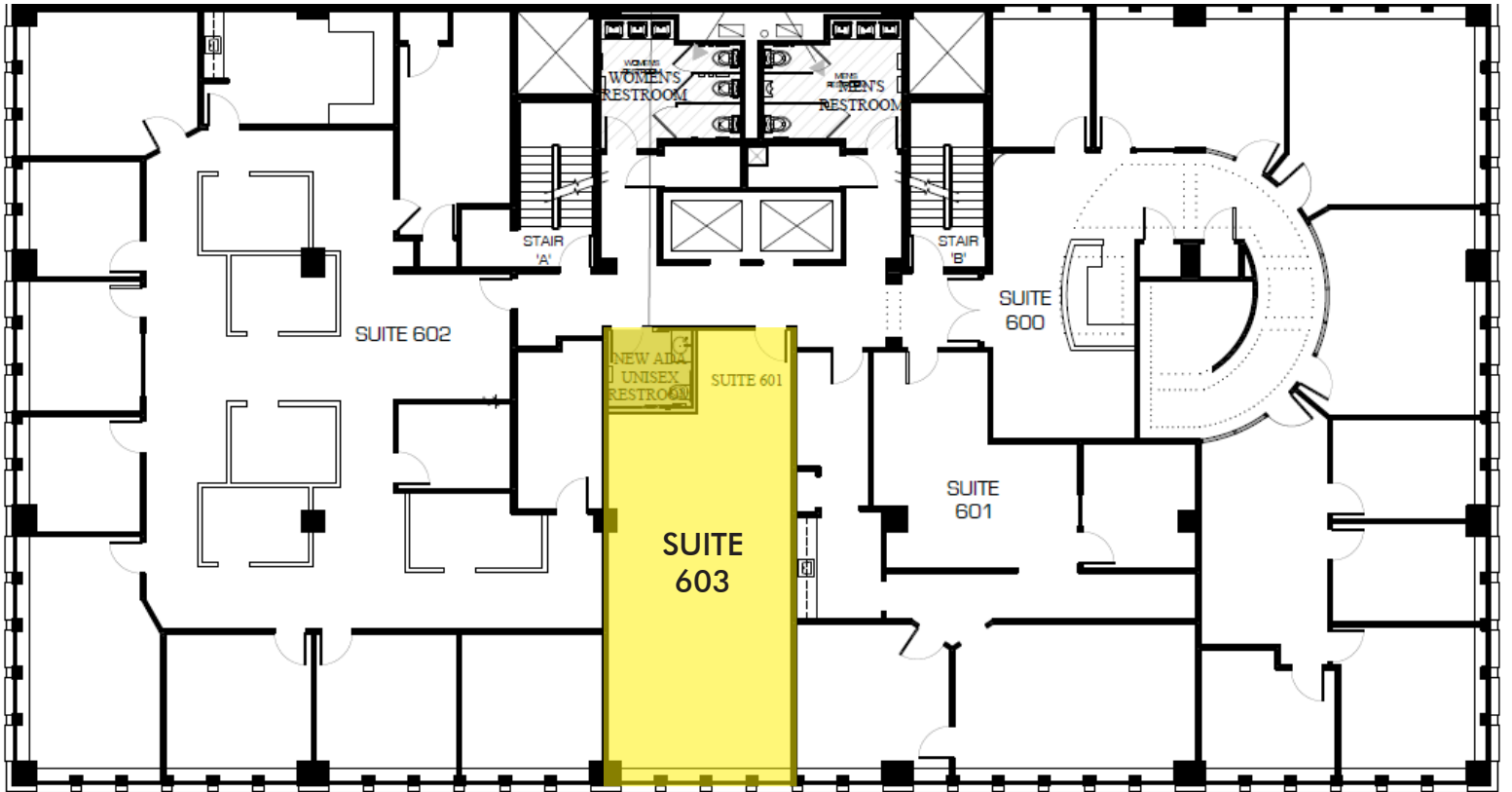
**PARKING:** Spaces available for lease at Landlord's adjacent Fore Street garage

**ZONING:** B-3 Downtown Business



# FLOOR PLAN

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