

# FOR LEASE

CLASS A  
OFFICE SPACE



## TWO CITY CENTER PORTLAND, ME 04101

- 4,129± SF Class A office space comprising the entire 3rd floor of Two City Center with views of Portland and Casco Bay.
- Ideally located in the central business district of Portland, close to banks, restaurants and parking.
- The available space is amongst the best Portland has to offer. It features multiple private offices and windows on three sides. Class A finishes are evident throughout.
- Two City Center is located in the heart of Portland's financial district on one of the best known and most well-traveled corners in Portland.



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OWNER	Two City Center, LLC
ASSESSOR'S REFERENCE	Map 32, Block P, Lot 1
BUILDING SIZE	26,753± SF
# OF STORIES	Five (5)
AVAILABLE SUITE	3rd Floor - 4,129± SF
YEAR BUILT	1983
ELEVATOR	High quality cable elevator - 2500 lb capacity; 250 FPM speed
HVAC	Gas-fired heat and central air
ZONING	B3 - Downtown Business
BUILDING TENANTS	Legacy Properties Sotheby's International Realty, North Atlantic Capital Corporation and Luke's Lobster
UTILITIES	Fiber optic service to building 24/7 security monitoring 3-phase, 1600 amp electrical service Municipal water/sewer
SIGNAGE	Tenant will be added to lobby directory and may have a plaque installed at building entrance
PARKING	3rd Floor - Seven (7) spaces Temple Street Garage at a rate of \$195/space per month (Effective 7/1/2025)
LEASE RATE	3rd Floor - \$23.50/SF MG
TENANT PAYS	Metered electricity for its premises, janitorial on its premises, pro rata share of common area electricity and natural gas (includes building HVAC), maintenance to its premises, and off-site parking.



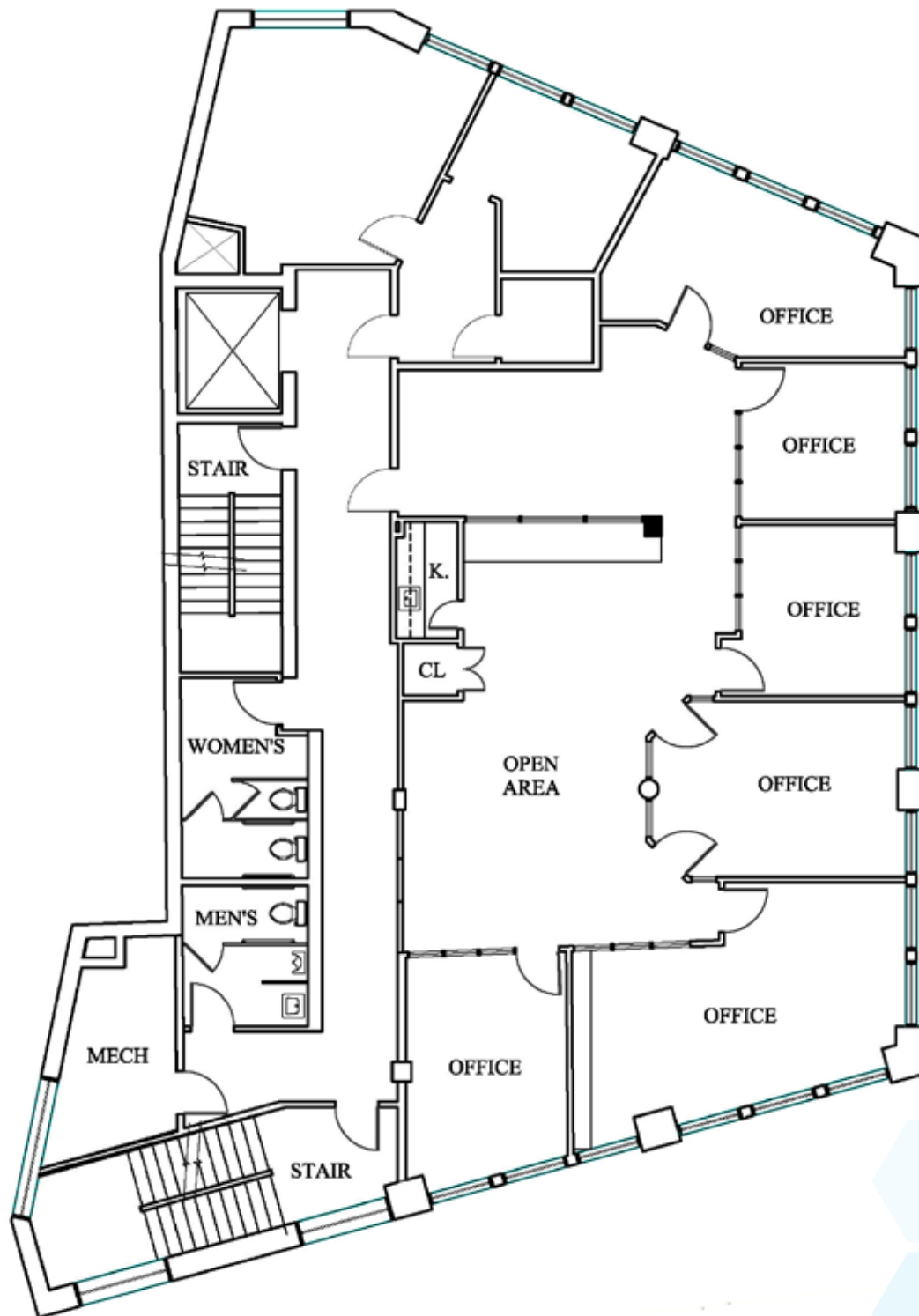


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## FLOOR PLAN - 3RD FLOOR





## CONTACT US



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