

FOR LEASE

DOWNTOWN CLASS A OFFICE

TWO

PORTLAND SQUARE

Portland, Maine 04101



PROPERTY SUMMARY

- + 4,278± sf second floor Class A office space
- + Located in the heart of Portland's financial district in close proximity to Portland's Old Port and waterfront.
- + Beautifully maintained brick and glass facade, property management and concierge service.
- + Parking available in adjacent lot at market rates.
- + Lease Rates: \$26.00/sf Modified Gross



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One Canal Plaza, Ste 500
Portland, ME 04101
207.772.1333
www.boulos.com

FOR LEASE DOWNTOWN CLASS A OFFICE



PROPERTY DETAILS

Property Detail	Description
Building Size	155,525± SF
No. of Stories	Seven (7)
Year Built	1990
Land Area	4.6± acres with One & Two Portland Square and parking areas
Zoning	B3 (Downtown Business)
Available Space	4,278± sf (2ndFloor)
Portland Square Amenities	On-site management and concierge service Cote's Portland Café (One Portland Square) Walter's Restaurant and baristas+ bites (Two Portland Square)
Sprinkler	Yes
Ceiling	9'±
Elevators	Three (3)
Lighting	Recessed fluorescent with parabolic reflectors with some upgrades
Restrooms	In common with other tenants
Parking	Visitor parking available; on-site parking at market rates
Other Tenants	Wells Fargo, Prudential, RBC Dain Rauscher, TD Bank, Stone Coast, Verrill & Dana and HM Payson
Tenant Expenses	Tenant space is separately metered for electricity (lights, plugs and heating).
Lease Rate	\$26.00/sf MG

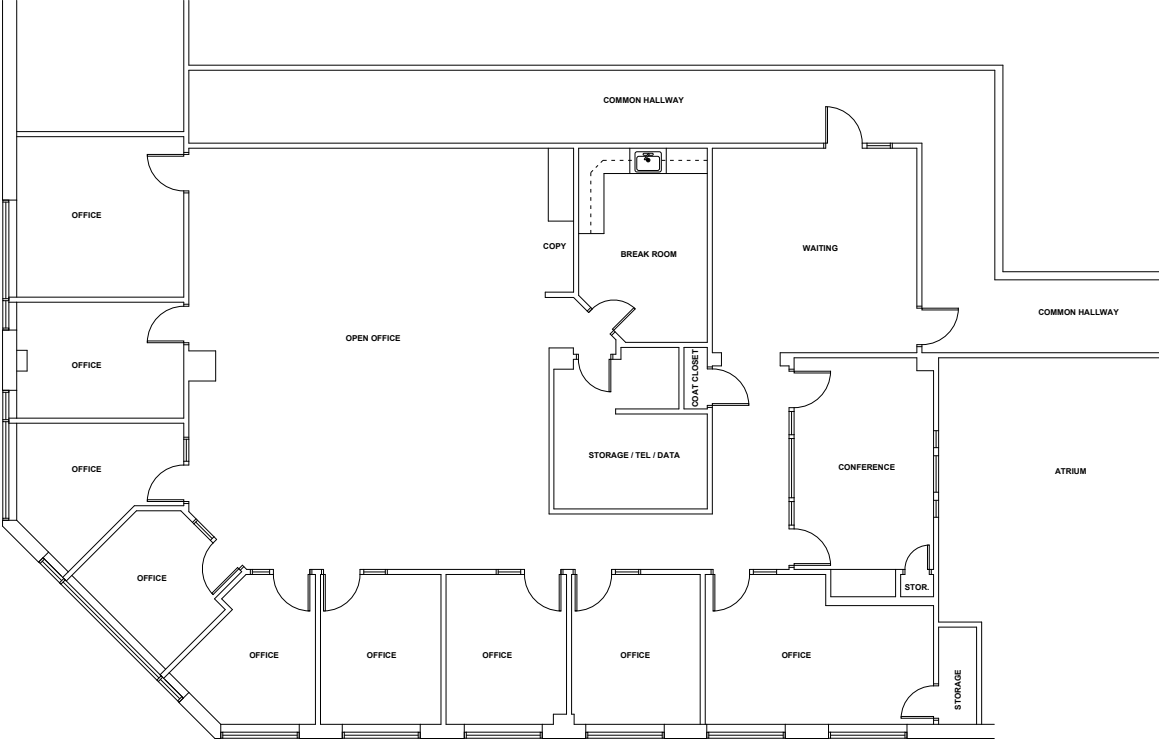


TWO PORTLAND SQUARE

Portland, Maine



FLOOR PLAN



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TWO PORTLAND SQUARE
Portland, Maine



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