

FOR LEASE:

# Class A Office Space

OFFICE TOWER | PARKING GARAGE

511 Congress Street  
Portland, Maine



PORTA  
& CO.

# PROPERTY HIGHLIGHTS

- 1,775 SF - 34,569 SF of Class A Office Space available for lease
- Centrally located in downtown Portland, in the heart of the Financial District
- Easily accessible from I-295 exit 6
- On-site parking garage with direct building access
- Newly renovated lobby with Class A finishes
- Premiere 306 degree views of Portland and the surrounding towns
- Amenities include first floor gym Tenant, building security, on-site property management



# PROPERTY DETAILS

<b>Address:</b>	<b>511 Congress St</b>
<b>Zoning:</b>	<b>B3</b>
<b>Building Size:</b>	<b>140,684± SF</b>
<b>Stories:</b>	<b>None (9)</b>
<b>Floor Plate:</b>	<b>11,523± (Office Tower)</b>
<b>Year Built:</b>	<b>1973, renovated 2013-2019</b>
<b>Elevators:</b>	<b>Three (3)</b>
<b>HVAC:</b>	<b>Individual HVAC units located around the perimeter of each floor, core of building is gas fired central HVAC</b>
<b>Utilities:</b>	<b>Natural Gas, Public Sewer/Water, on-site Trash &amp; Recycling</b>
<b>Sprinkler:</b>	<b>Yes</b>
<b>Parking:</b>	<b>256 space on-site garage, built in 2019</b>
<b>Lease Rate:</b>	<b>\$12.00-\$25.00/SF Modified Gross</b>



# AVAILABLE SUITES

Unit	Size (SF)	Lease Rate/SF
<del>LEASED 103</del>	<del>1,600±</del>	<del>\$20.00/SF MG</del>
107	1,775±	\$16.00/SF MG
200	11,523±	\$12.00-\$16.00/SF MG
300	11,523±	\$12.00-\$16.00/SF MG
400	11,523±	\$12.00-\$16.00/SF MG
500	4,646±	\$16.00/SF MG
502	2,392±	\$16.00/SF MG
503	3,300±	\$16.00/SF MG
600	6,145±	16.00/SF MG
<del>LEASED 601</del>	<del>3,023±</del>	<del>\$18.00-\$22.00/SF MG</del>
700	11,523±	\$12.00-16.00/SF MG
802	3,456±	\$23.50/SF MG
901	6,685±	\$25.00/SF MG

# INTERIOR PHOTOS



# MARKET OVERVIEW

## AIR TRAVEL

With an annual economic impact of over \$1 Billion to the local economy, the Portland International Jetport ("PWM") provides non-stop service to 20 destinations on seven airlines. Passengers can connect to over 2,000 global destinations with just one connection out of PWM. Current airlines using the airport include American Airlines, Delta, Jetblue, Southwest, United, Sun Country and more.

## TOP 10 BEST DOMESTIC AIRPORT

- TRAVEL + LEISURE - WORLD'S BEST AIRPORTS 2017

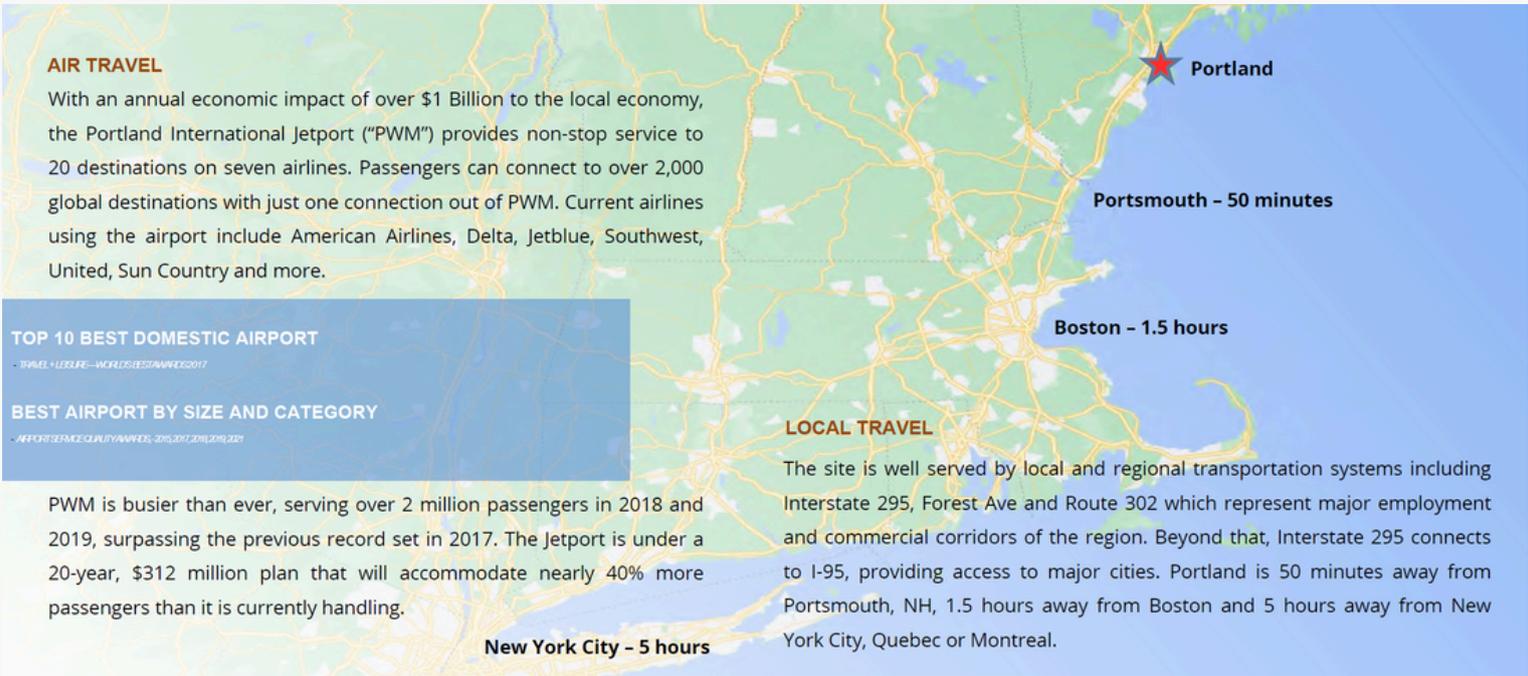
## BEST AIRPORT BY SIZE AND CATEGORY

- AIRPORTS & AIRCRAFT QUALITY AWARDS, 2015, 2017, 2018, 2019, 2021

PWM is busier than ever, serving over 2 million passengers in 2018 and 2019, surpassing the previous record set in 2017. The Jetport is under a 20-year, \$312 million plan that will accommodate nearly 40% more passengers than it is currently handling.

## LOCAL TRAVEL

The site is well served by local and regional transportation systems including Interstate 295, Forest Ave and Route 302 which represent major employment and commercial corridors of the region. Beyond that, Interstate 295 connects to I-95, providing access to major cities. Portland is 50 minutes away from Portsmouth, NH, 1.5 hours away from Boston and 5 hours away from New York City, Quebec or Montreal.



# CONTACT US



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