

FOR LEASE | RETAIL/OFFICE

6 City Center | Portland, ME



PRICE
REDUCED



1,469± SF RETAIL/OFFICE

- Second floor space with exposed brick, wood floors and wood trim, and City Center views
- Professional office/retail building in the downtown financial district across from One City Center tower
- Currently a salon but can be converted to office
- City Center area offers restaurants, retail, upscale gym and parking garages
- Join Hopkinson & Abbondanza, Hallett Whipple Weyrens, Paragon Management and H&E Paint Bar

LEASE RATE: \$16.00/SF MG



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PROPERTY SUMMARY

6 City Center | Portland, ME



OWNER: Six City Center LLC

DEED: Book 32095, Page 276

ASSESSOR: Map 32, Block P, Lot 4

LOT SIZE: 0.18± AC

BUILDING SIZE: 28,000± SF

SPACE SIZE: 1,469± SF

Front room, three additional office

CONFIGURATION: areas, kitchenette, full bathroom and storeroom

YEAR BUILT: Late 1860s with significant renovations in the last years

CONSTRUCTION: Four-story brick and granite

ROOF: Shingles

SIDING: Brick

FLOORING: Hardwood and laminate mix

LIGHTING: Spot and parabolic style

ELECTRICITY: Paid by Tenant

HVAC: Electric, paid by the Tenant

HOT WATER: Electric, paid by the Tenant

HOT WATER: Arranged and paid by Tenant

WATER/SEWER: Municipal, paid by the Landlord

RESTROOM: One

SPRINKLER: Yes

CEILING HEIGHT: 8'±

ELEVATOR: Yes

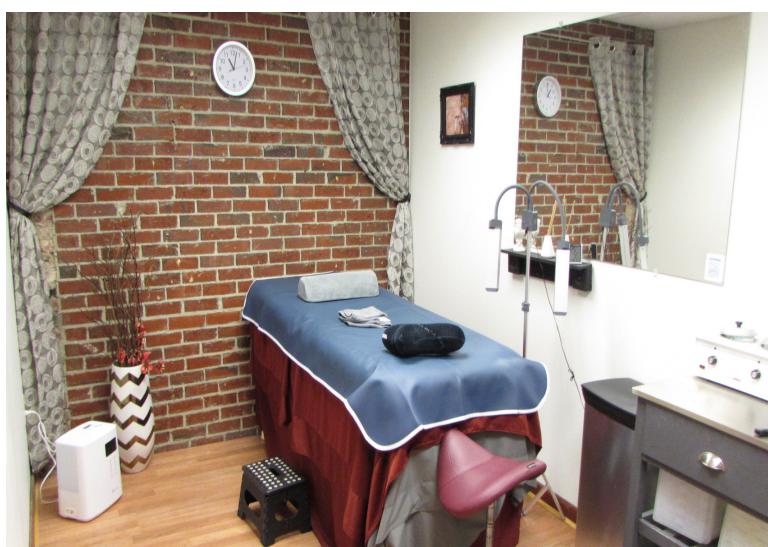
SIGNAGE: On lobby directory

PARKING: Area parking available at \$175-225± per month

ZONING: B-3 - Downtown Business

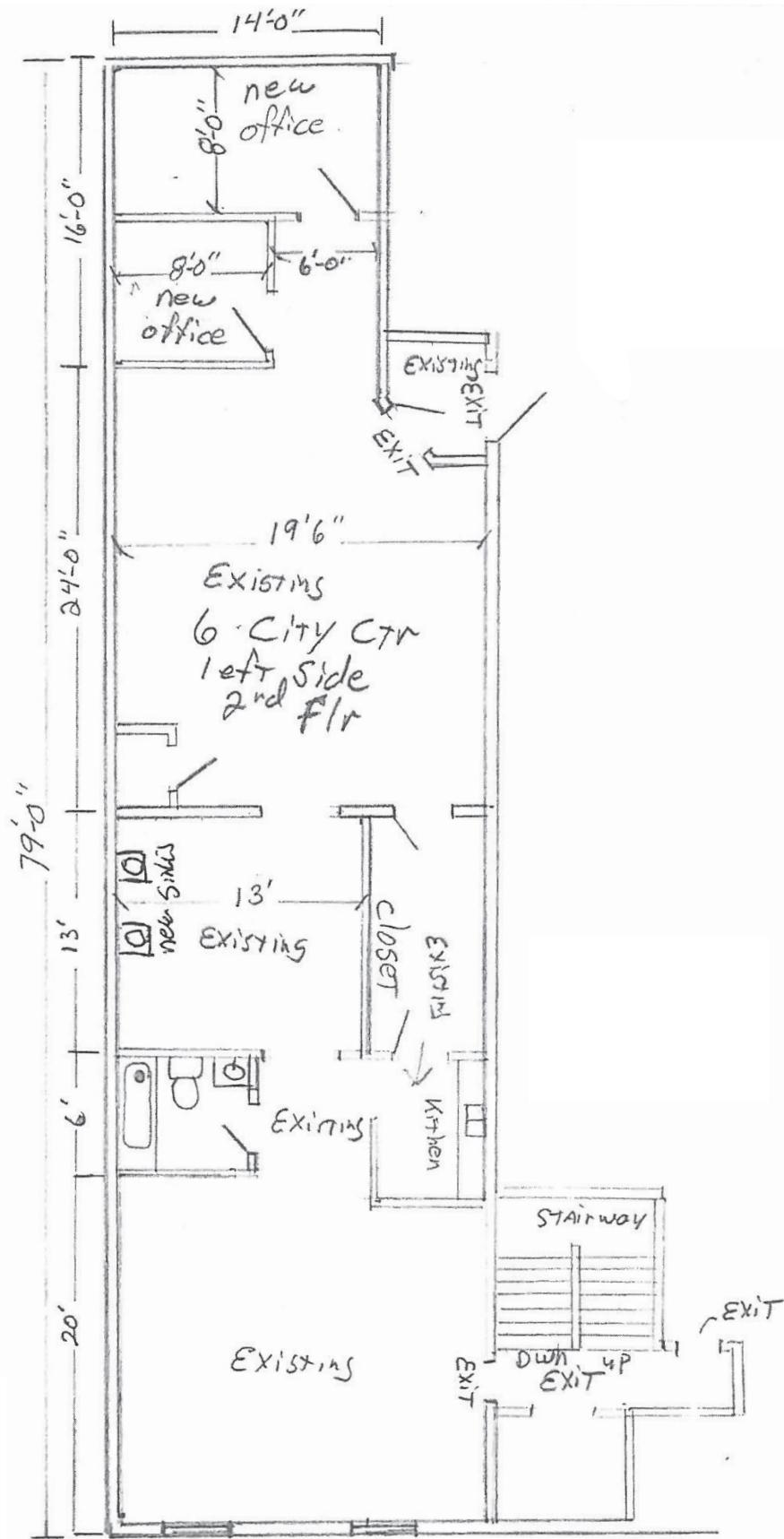
MANAGEMENT: On-site property management

TAXES: \$40,369.98



FLOOR PLAN

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FOR LEASE | OFFICE SPACE

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