

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



JOHN DOYON, CCIM
207.772.8300 D
207.450.8003 C
john@malonecb.com

MALONE COMMERCIAL BROKERS
5 Moulton Street•Suite 3
Portland, ME 04101
207.772.2422-malonecb.com

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

CONFIGURATION: Front room, three additional office 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

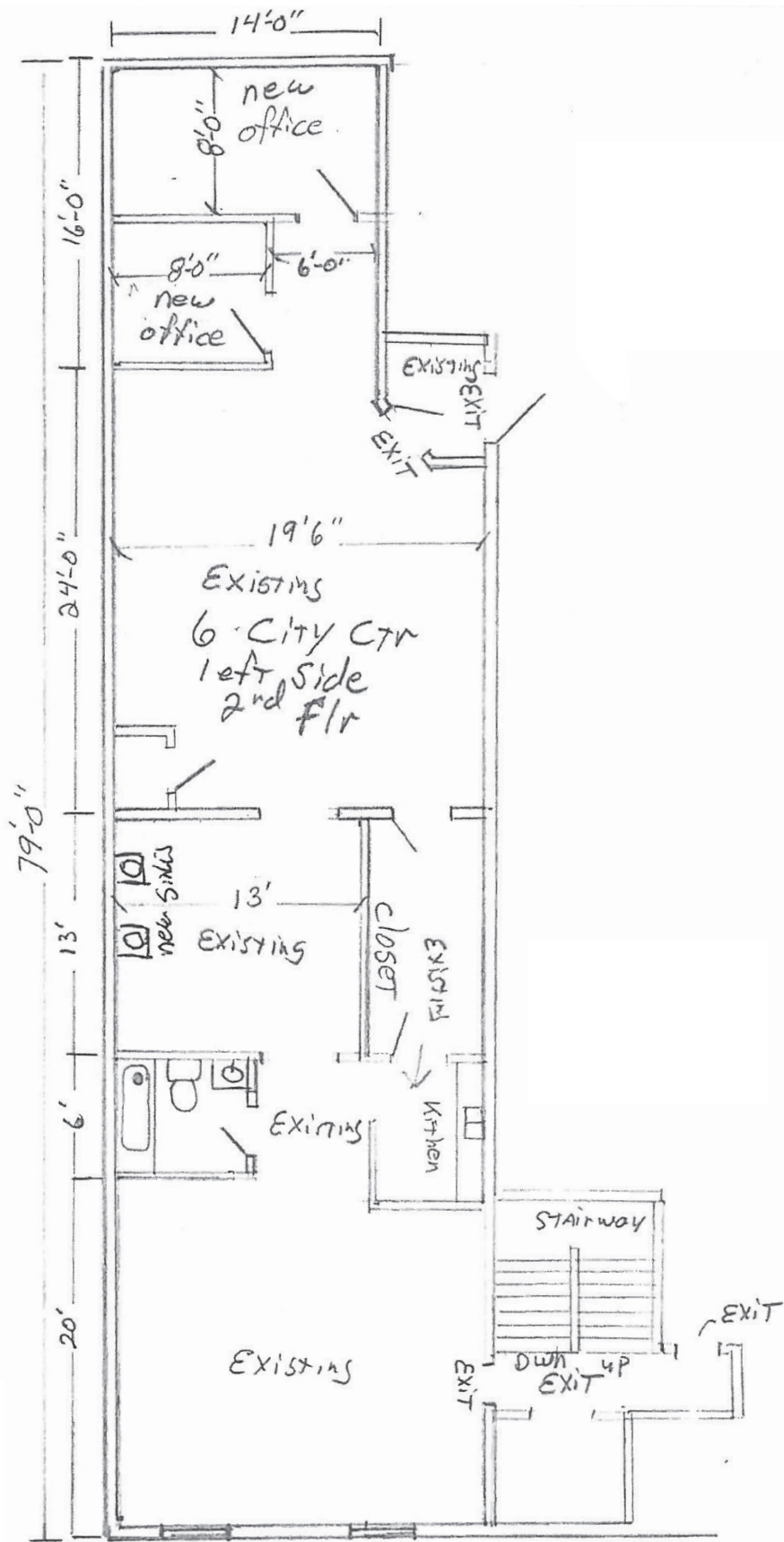
MANAGEMENT: On-site property management

TAXES: \$40,369.98



FLOOR PLAN

6 City Center | Portland, ME



FOR LEASE | OFFICE SPACE

6 City Center | Portland, ME



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages therefrom. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



JOHN DOYON, CCIM
207.772.8300 D
207.450.8003 C
john@malonecb.com

MALONE COMMERCIAL BROKERS
5 Moulton Street•Suite 3
Portland, ME 04101
207.772.2422-malonecb.com