

FOR LEASE: WATERFRONT OFFICE SUITE

2 Portland Fish Pier, Portland, ME 04101



Property Highlights

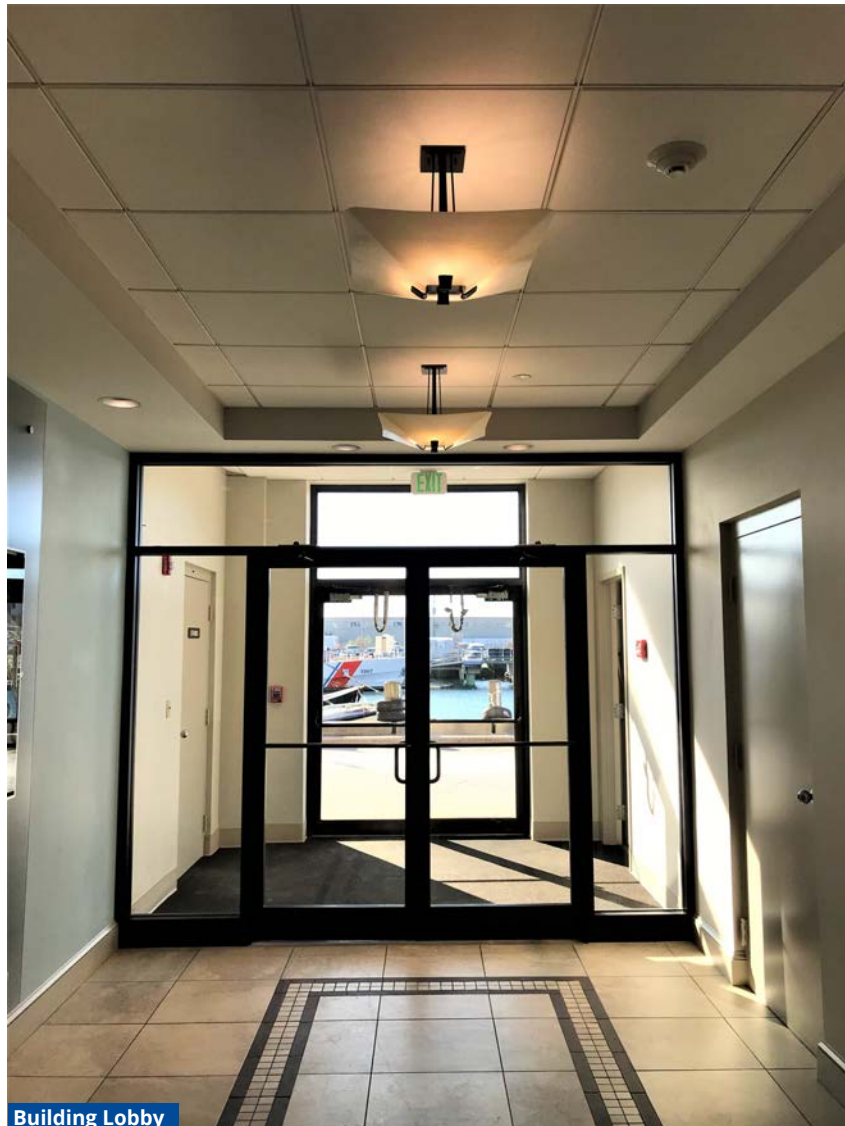
- Second and Third floor single-office suites available.
- Located along Portland's waterfront with convenient access and views of the working waterfront.
- Parking is available for lease in Landlord owned lot below market rates.
- Landlord will provide new paint and flooring prior to Tenant move-in. See broker for details.
- Lease Rate: \$700/month Modified Gross

PORTA & CO.

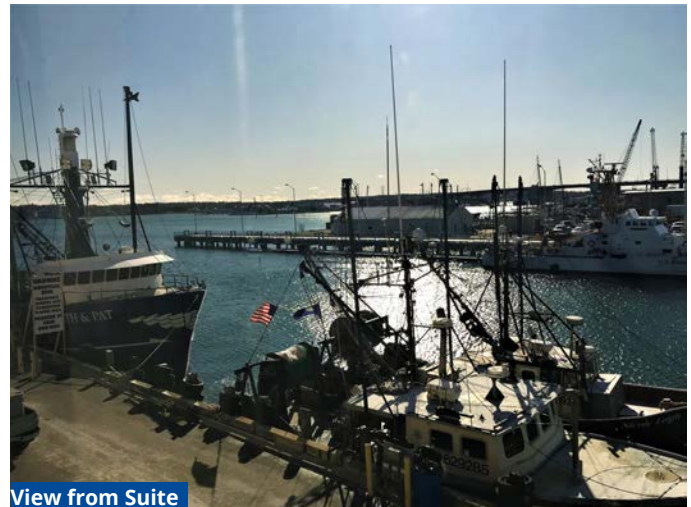
COMMERCIAL REAL ESTATE

30 Milk Street, Second Floor
Portland, ME 04101
207-747-1515
www.portacompany.com

Owner:	Marine Trade Center, LLC
Year Built:	1984
Available Space:	Second and Third floor Single-office suites.
Parking:	Parking available in Landlord owned lot for \$95/month. 30-minute and 2-hour visitor parking available on site.
Elevator:	Yes.
HVAC:	Separately metered supplemental heating system in unit. Building maintained at a minimum of 60°F.
Lease Rate:	\$700/month MG.



Building Lobby



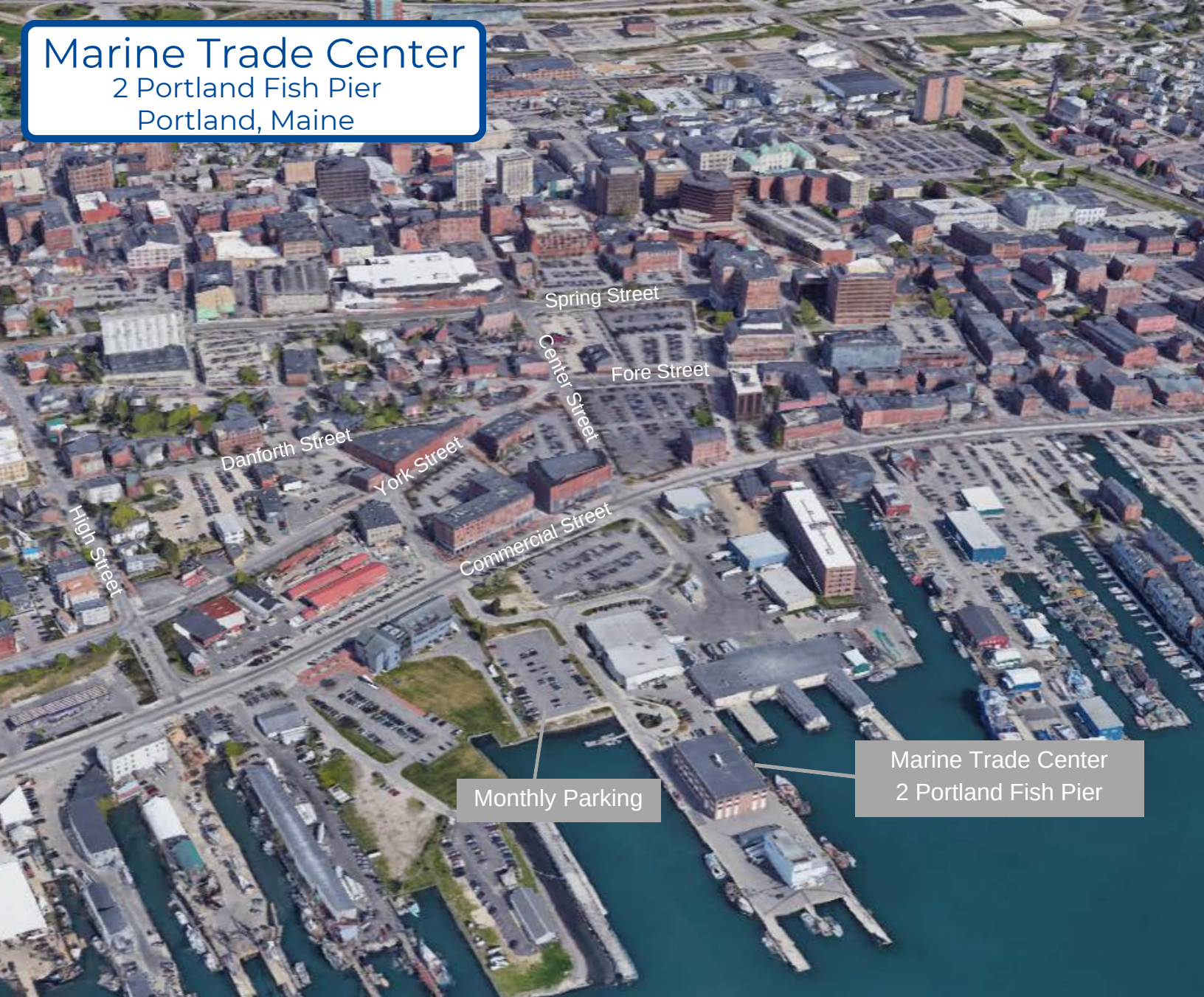
View from Suite



View from Suite

Marine Trade Center

2 Portland Fish Pier
Portland, Maine



Marine Trade Center
2 Portland Fish Pier

Monthly Parking

CONTACT

Anthony Struzziero

Broker

c: 207-329-2335

o: 207-558-0898

astruzziero@portacompany.com

Emmett Peoples

Associate

c: 207-400-4939

o: 207-747-1515

epeoples@portacompany.com

This information has been obtained from sources believed reliable and is intended for informational use only. The information contained herein has not been verified for accuracy or completeness. It is recommended that prospective tenants and buyers conduct their own inspection of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

PORTA & CO.

COMMERCIAL REAL ESTATE

30 Milk Street, Second Floor

Portland, ME 04101

207-747-1515

www.portacompany.com