

FOR LEASE • DOWNTOWN OFFICE SPACE

121 Free Street • Portland, ME



6,787-52,000± SF OFFICE SPACE

- Prime location with entrance on Free Street
- Excellent visibility and lots of foot traffic
- In close proximity to area garages, lots, and street parking
- Building signage available and visible from surrounding streets
- Building serviced by three (3) passenger elevators and one (1) freight elevator

LEASE RATE: \$14-16.00/SF NNN



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PROPERTY SUMMARY

121 Free Street • Portland, ME

Site Info

OWNER:	Terbax Realty, Inc.
DEED:	Book 11915, Page 289
ASSESSOR:	Map 37, Block G, Lot 14
LOT SIZE:	0.43 AC
SIGNAGE:	Exterior signage available
ZONING:	B-3 Downtown Business PAD Overlay

Building Info

BUILDING SIZE:	90,748± SF Plus basement storage space
YEAR BUILT:	1900; Extensive renovation in 1994
CONSTRUCTION:	Brick/stone/stucco
ELECTRICITY:	2,200 amp, 208 volt, 3-phase service entrance with up to 400 amp tenant services available.
HVAC:	Air handlers deliver tempered air to VAVs throughout building. Boilers provide heat; cooling tower and three chillers provide mechanical cooling. HVAC systems monitored and controlled by computer.
UTILITIES:	Municipal water/sewer
SPRINKLER:	Wet system to NFPA code for normal office use
ELEVATOR:	3 passenger plus 1 freight



SPACE OVERVIEW

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Available Space

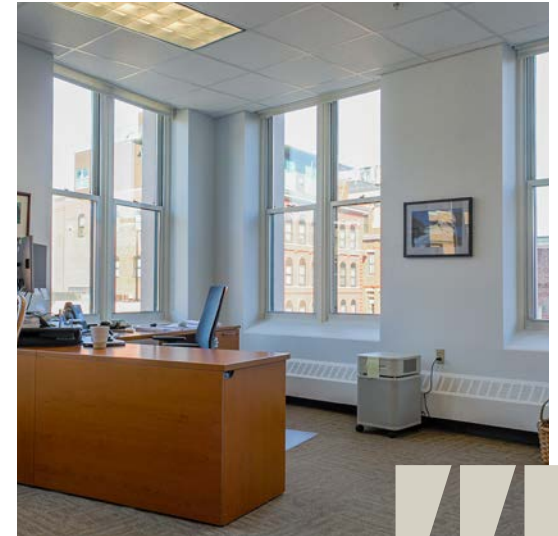
FLOOR:	SIZE:	LAYOUT:	PRICE/SF:	NNN EXPENSES (includes HVAC):
2nd Floor East	10,789 SF	Perimeter private offices, interior private offices & conference space	\$14.00/SF	\$5.89
2nd Floor West	6,787 SF	Currently built out as a private gym & cafeteria/meeting space	\$14.00/SF	\$5.89
3rd Floor East	10,825 SF	Perimeter private offices & interior conference space	\$16.00/SF	\$5.89
3rd Floor West	6,843 SF	Perimeter private offices & open interior	\$16.00/SF	\$5.89
4th Floor	17,646 SF	Perimeter private offices & interior cubicles	\$14.00/SF	\$5.89

Floors can be combined with internal stairways to accommodate a larger user up to approximately 52,000 SF.



PHOTOS

121 Free Street • Portland, ME



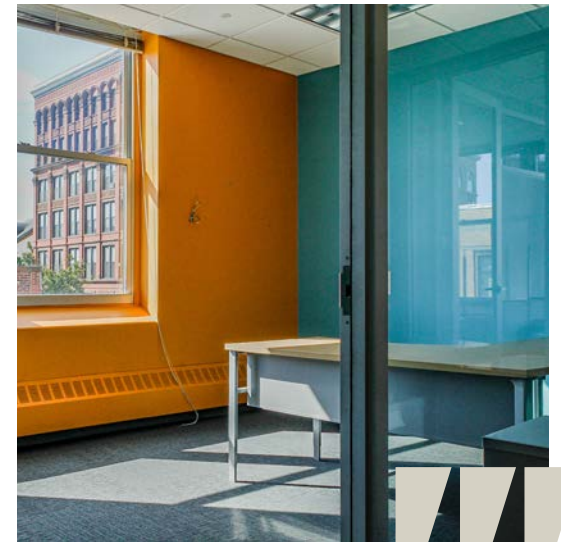
PHOTOS

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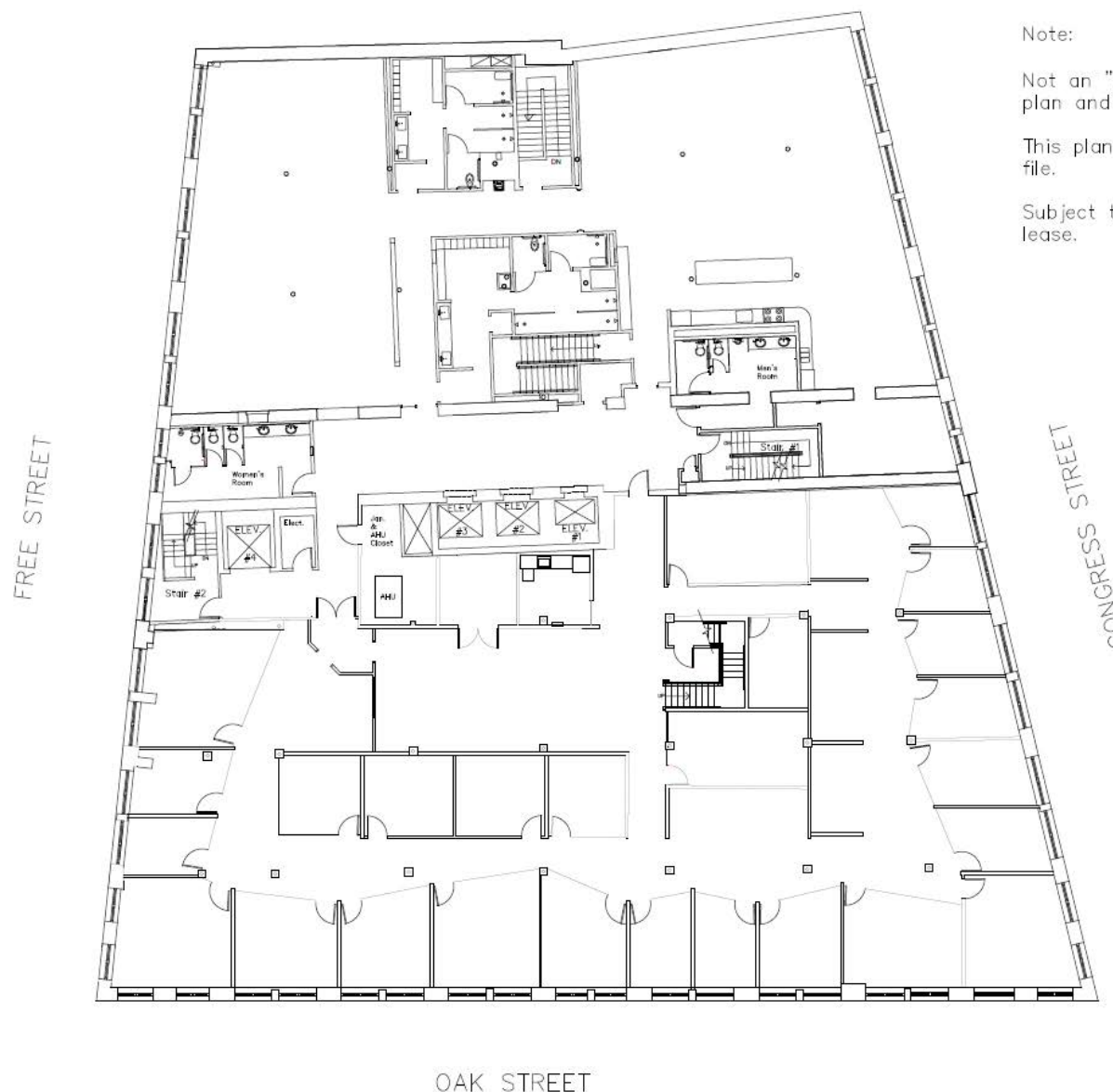
PHOTOS

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FLOOR PLAN

121 Free Street • Portland, ME



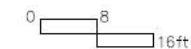
Note:

Not an "as-built" plan. Field verify plan and exact column locations.

This plan available as an AutoCAD Lt file.

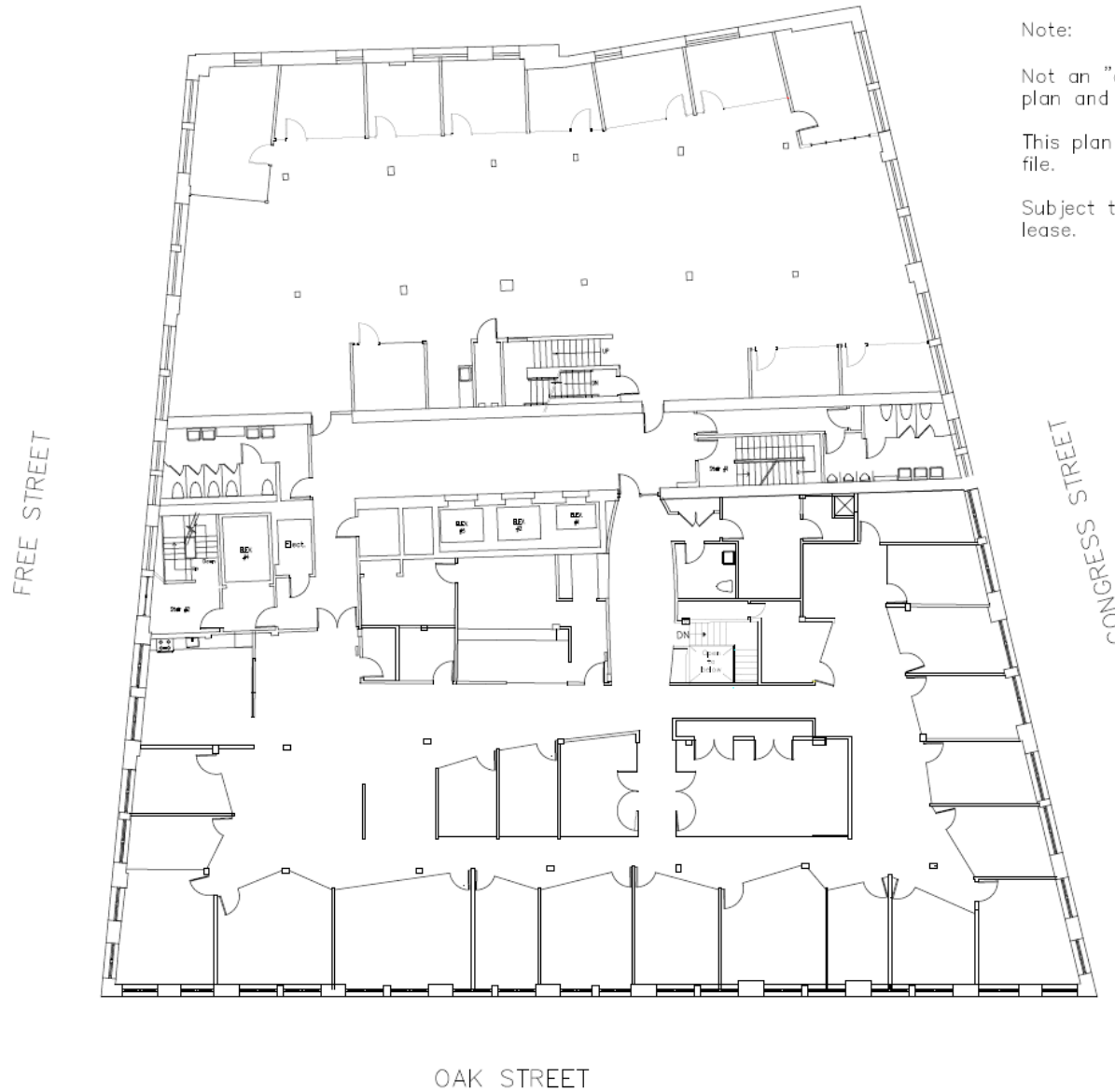
Subject to code approval and prior lease.

2nd FLOOR PLAN
THE BAXTER BUILDING
121/123 FREE STREET
PORTLAND, MAINE



FLOOR PLAN

121 Free Street • Portland, ME



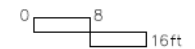
Note:

Not an "as-built plan. Field verify plan and exact column locations.

This plan available as an AutoCAD Lt file.

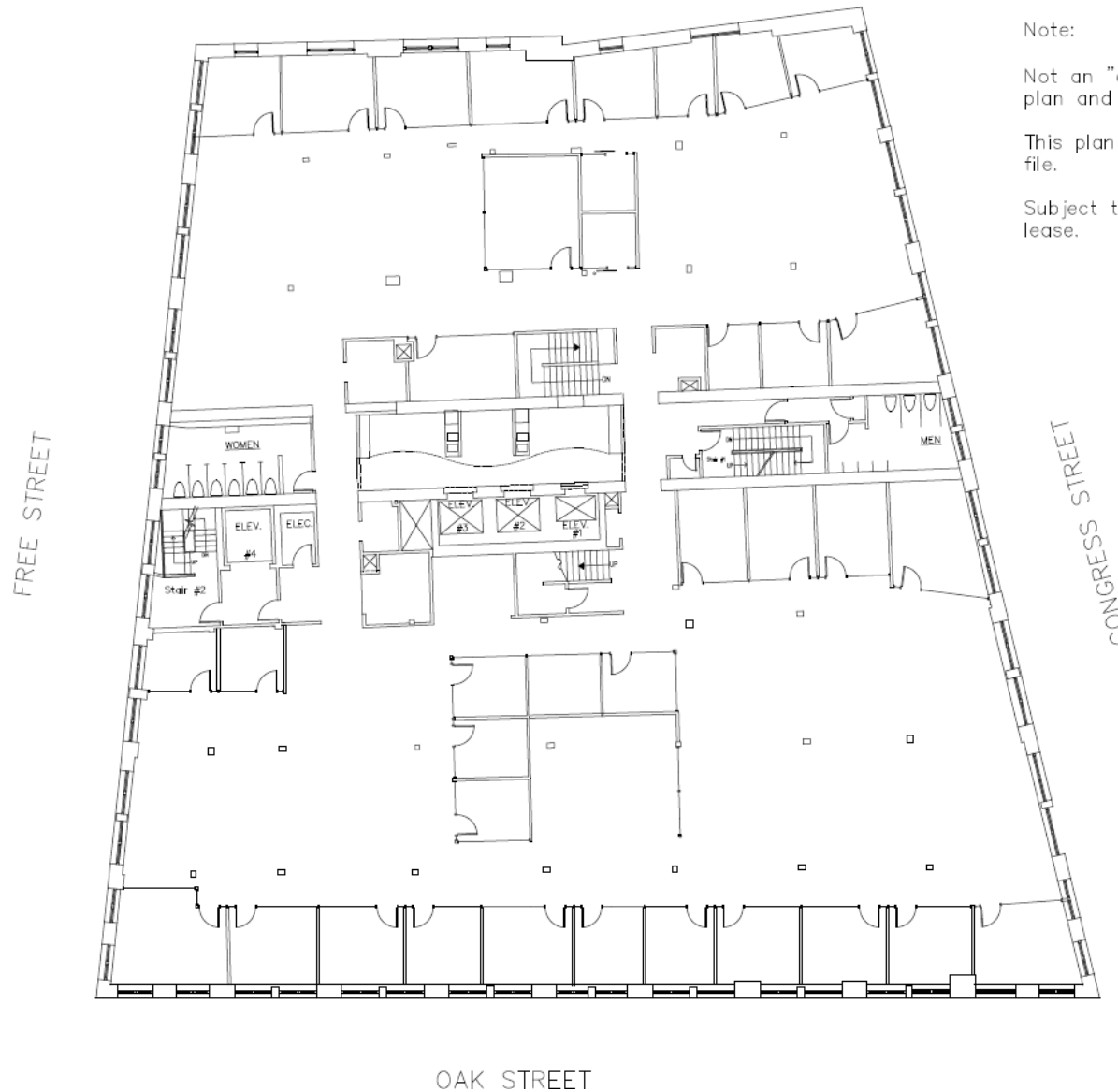
Subject to code approval and prior lease.

3rd FLOOR PLAN
THE BAXTER BUILDING
121-123 FREE STREET
PORTLAND, MAINE



FLOOR PLAN

121 Free Street • Portland, ME



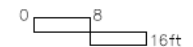
Note:

Not an "as-built" plan. Field verify plan and exact column locations.

This plan available as an AutoCAD Lt file.

Subject to code approval and prior lease.

4th FLOOR PLAN
THE BAXTER BUILDING
121-123 FREE STREET
PORTLAND, MAINE



5-MILE DEMOGRAPHICS

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117,580
Population

54,720
Homes

2.1
Average Household Size

40.9
Average Age



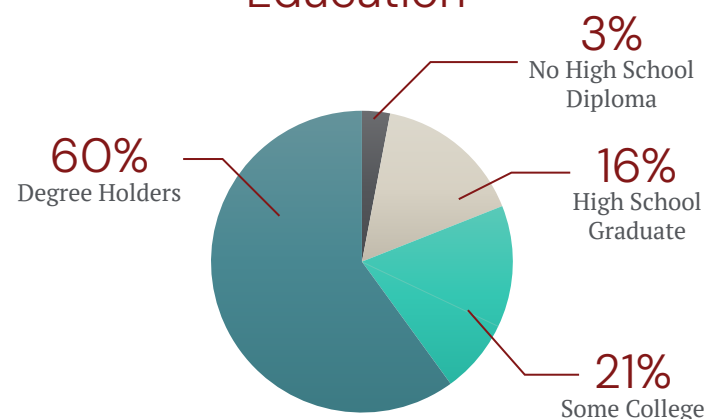
8,129
Total Businesses

117,854
Total Employees

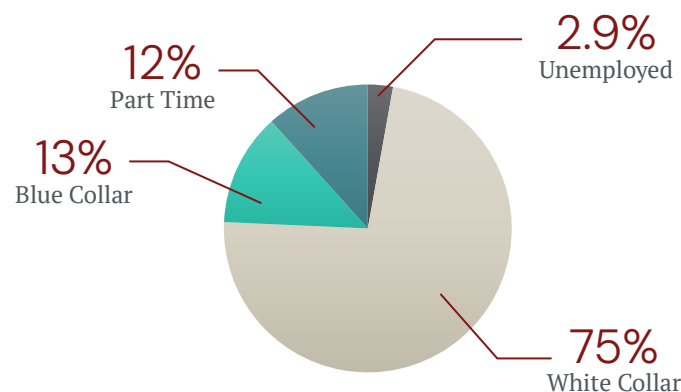


\$94,508
Average Household
Income

Education

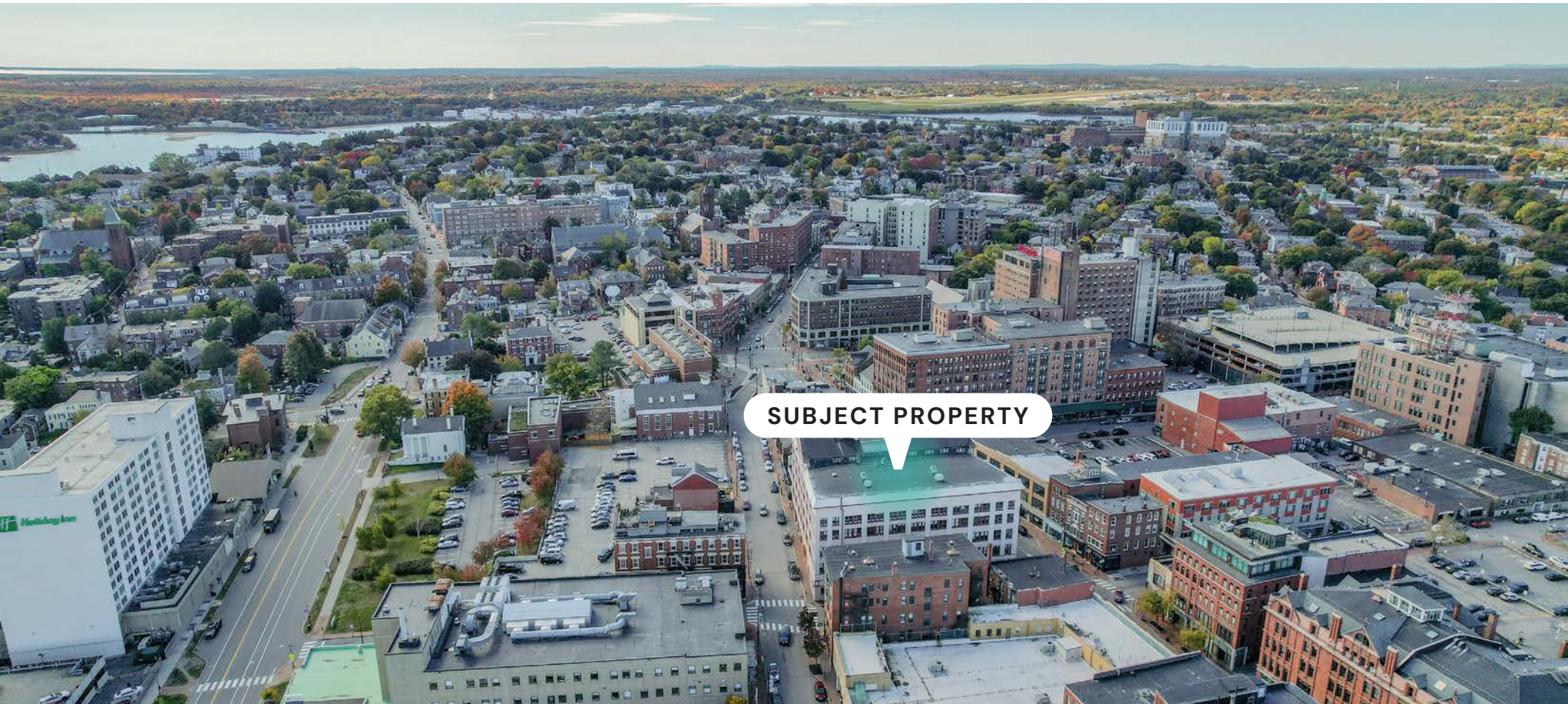


Employment



LOCATION MAP

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