



# 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

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

## Building Info

<b>BUILDING SIZE:</b>	90,748± SF Plus basement storage space
<b>YEAR BUILT:</b>	1900; Extensive renovation in 1994
<b>CONSTRUCTION:</b>	Brick/stone/stucco
<b>ELECTRICITY:</b>	2,200 amp, 208 volt, 3-phase service entrance with up to 400 amp tenant services available.
<b>HVAC:</b>	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.
<b>UTILITIES:</b>	Municipal water/sewer
<b>SPRINKLER:</b>	Wet system to NFPA code for normal office use
<b>ELEVATOR:</b>	3 passenger plus 1 freight



# SPACE OVERVIEW

121 Free Street • Portland, ME

## 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



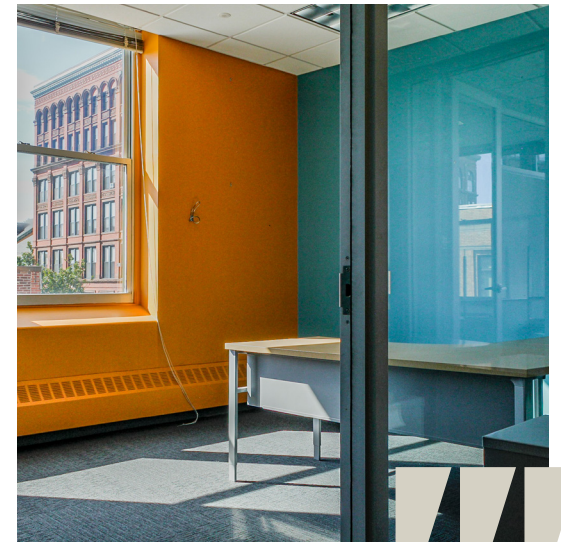
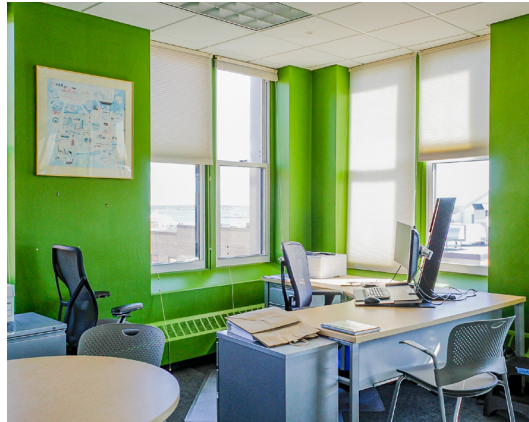
# PHOTOS

121 Free Street • Portland, ME



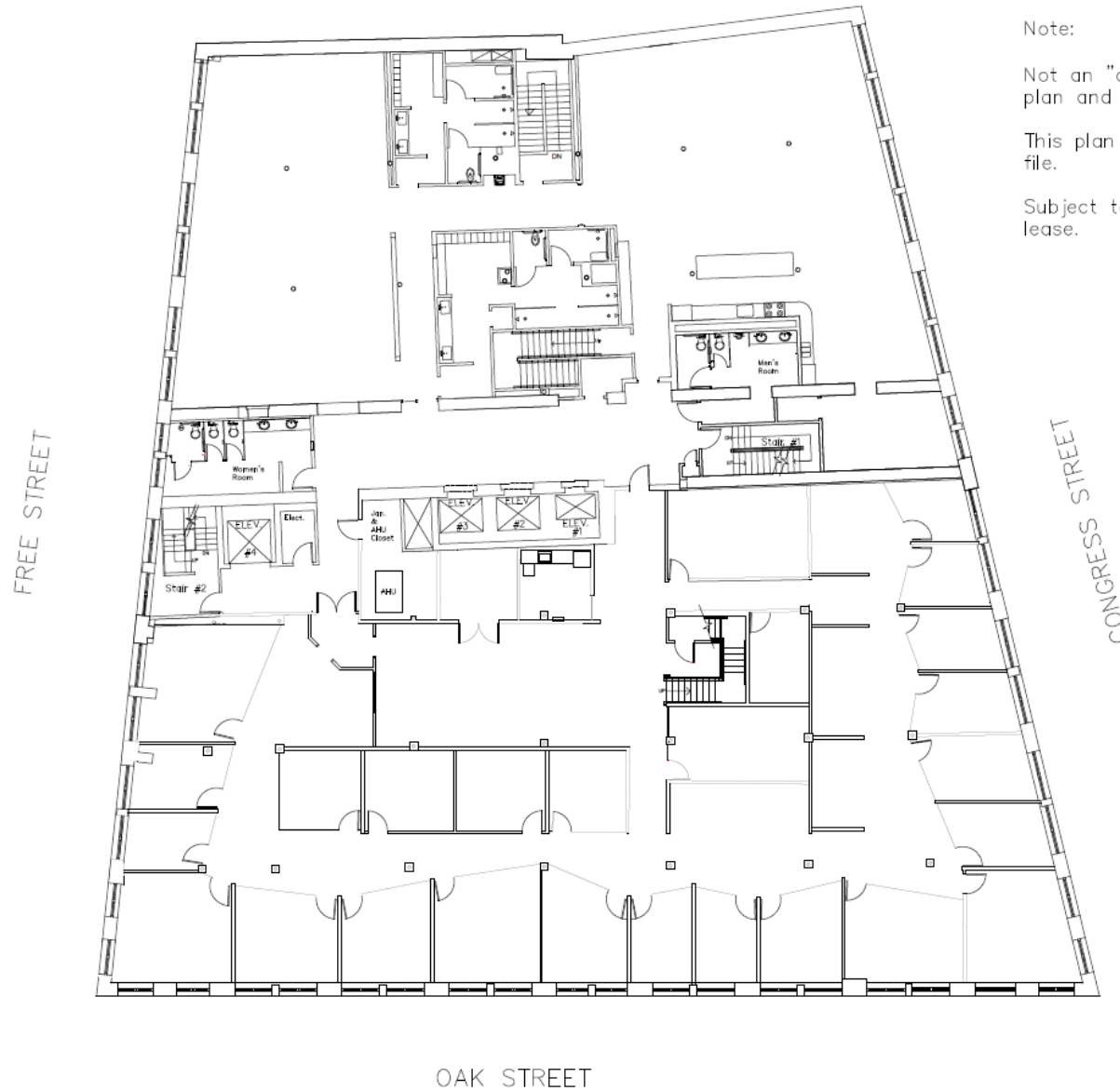
# PHOTOS

121 Free Street • Portland, ME



# FLOOR PLAN

121 Free Street • Portland, ME



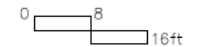
Note:

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

This plan available as an AutoCAD Lt file.

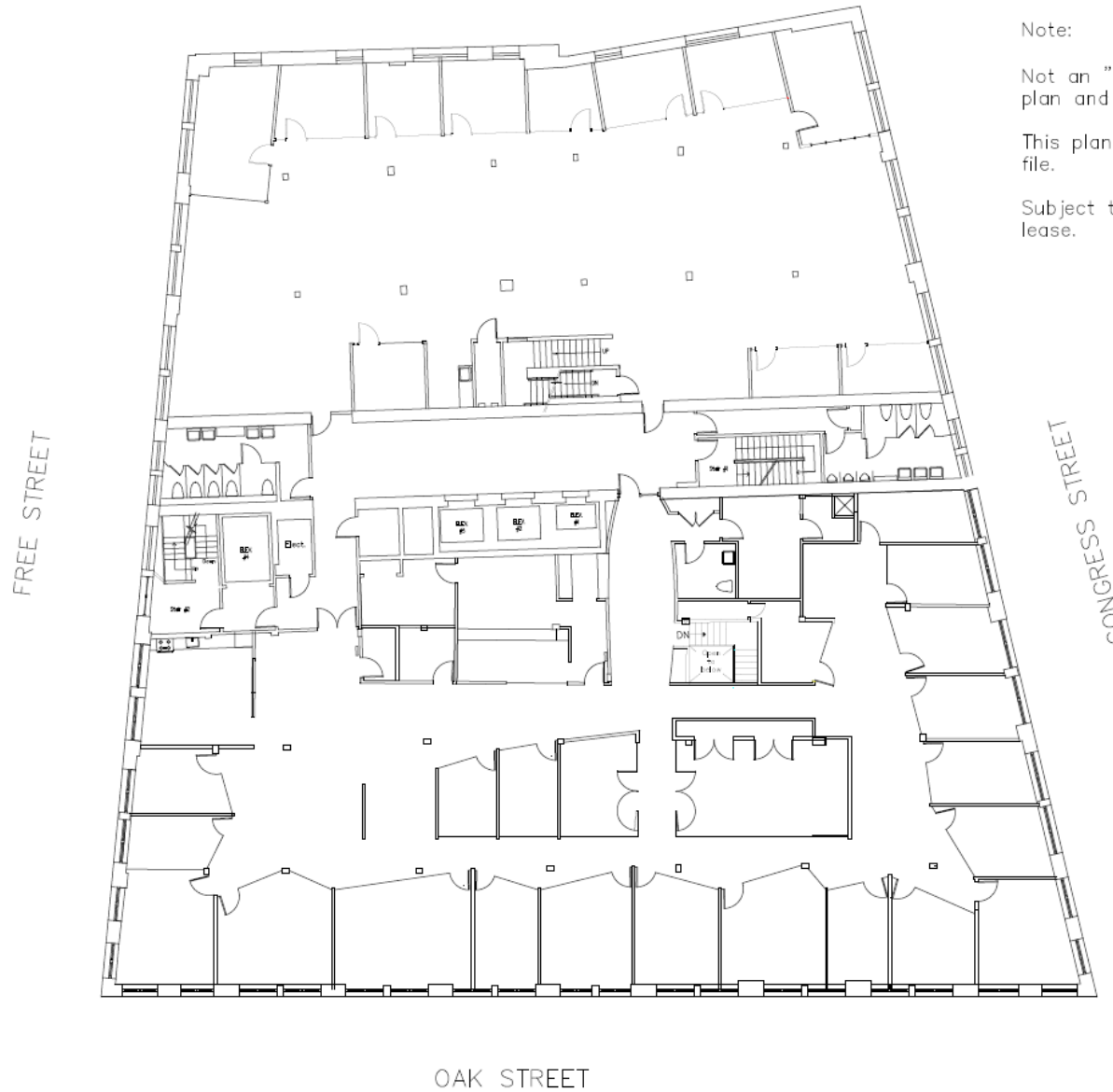
Subject to code approval and prior lease.

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



# FLOOR PLAN

121 Free Street • Portland, ME



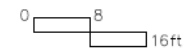
Note:

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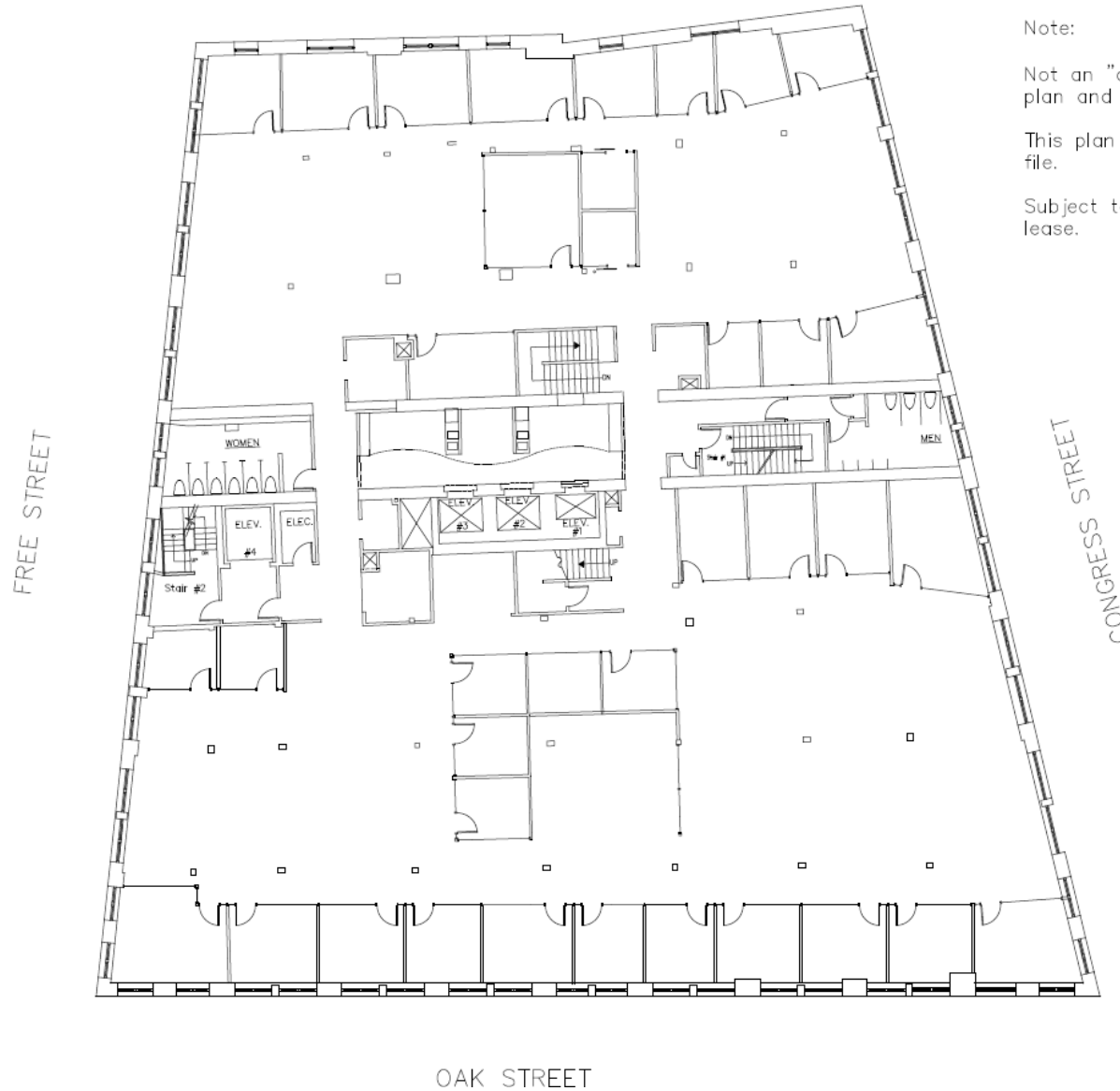
Subject to code approval and prior lease.

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



# FLOOR PLAN

121 Free Street • Portland, ME



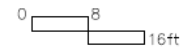
Note:

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

This plan available as an AutoCAD Lt file.

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



# 5-MILE DEMOGRAPHICS

121 Free Street • Portland, ME



117,580  
Population

54,720  
Homes

2.1  
Average Household Size

40.9  
Average Age



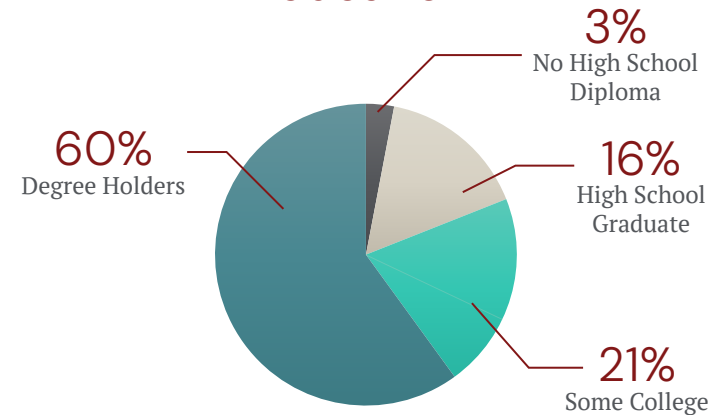
8,129  
Total Businesses

117,854  
Total Employees

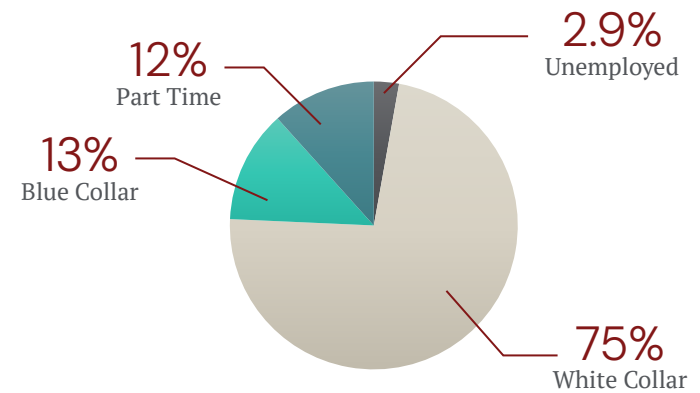


\$94,508  
Average Household  
Income

## Education



## Employment





# LOCATION MAP

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**SUBJECT PROPERTY**

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