

FOR LEASE

PORTLAND'S
MOST AFFORDABLE
OFFICE SPACE



DOWNTOWN OFFICE
565 CONGRESS STREET, SUITE 300
PORTLAND, ME 04101

PROPERTY HIGHLIGHTS

- 4,400± SF office suite available in this retail/office building centrally located in Downtown Portland in the heart of the financial/arts district
- This historic building offers high ceilings, period details throughout, and large windows overlooking Congress Street.
- Lobby renovations underway, including new flooring, lighting, and updated elevator
- HIGHLY COMPETITIVE LEASE RATE for downtown space - \$9.75/SF MG
- **FULL FEE TO OUTSIDE BROKER**




**THE BOULOS
COMPANY**
COMMERCIAL REAL ESTATE

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PROPERTY DETAILS

BUILDING SIZE	54,544± SF (office/retail)
MAP / LOT	037-A-38
ZONING	B3
AVAILABLE SPACE	4,400± SF - Suite 300
AMENITIES	Common conference room
ELEVATOR	Yes
HVAC	Forced hot air; central A/C
UTILITIES	Municipal water/sewer
PARKING	Possible on-site parking available in Landlord-owned lot at market rates.
LEASE RATE	\$9.75/SF Modified Gross Utilities not included.



COMMON CONFERENCE ROOM

VIEW FROM SUITE 300



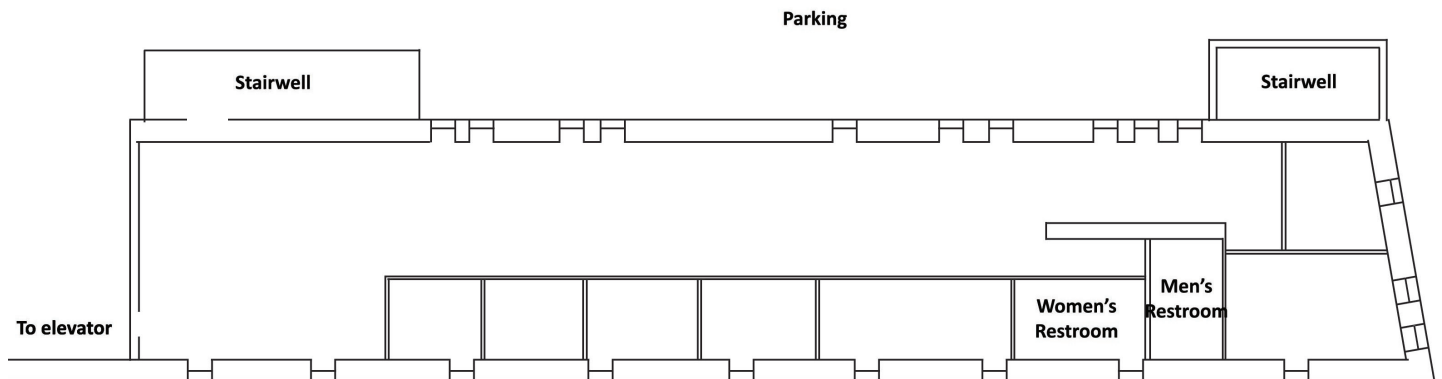
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FLOOR PLAN

THIRD FLOOR

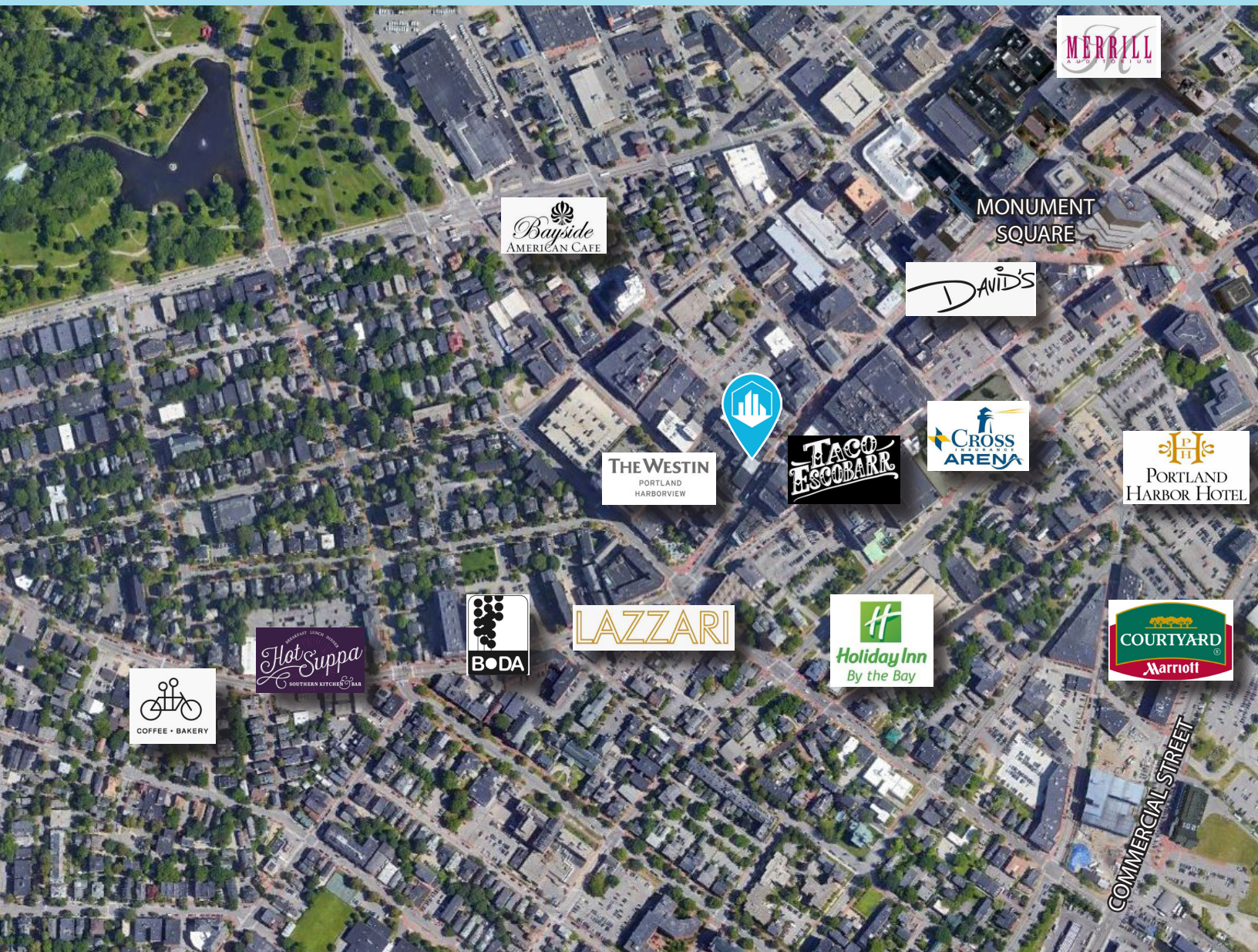


SUITE 300
4,400± SF / \$9.75/sf MG + Utilities



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CONTACT US



NATE STEVENS
PARTNER, DESIGNATED BROKER
+1 207.553.1702 D
+1 207.272.2385 C
NSTEVENS@BOULOS.COM



SAMANTHA MARINKO
ASSOCIATE
+1 207.553.1723 D
+1 908.433.5049 C
SMARINKO@BOULOS.COM

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