

FOR LEASE | OLD PORT OFFICE

103 Exchange Street | Portland, ME



UPPER EXCHANGE OFFICE SPACE

6,732± SF second and third floor office space with conference room space on the first floor for ADA access, subdividable

Beautiful large windows allows for ample natural light, exposed brick and historic touches

Excellent corner location across from the Press Hotel in the historic Charles Q Clapp Block, near City Hall, Courthouses, the Business District, shopping and restaurants in the Old Port

LEASE RATE: \$21.75/SF MG, includes HVAC

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PROPERTY SUMMARY

103 Exchange Street | Portland, ME



OWNER: Top of Exchange LLC

DEED: Book 24099, Page 001

ASSESSOR: Map 32, Block D, Lot 1

LOT SIZE: 0.0724± AC

BUILDING SIZE: 18,301± SF

SPACE SIZE: 6,732± SF

YEAR BUILT: 1860s

CONSTRUCTION: Historic brick & granite

ROOF: Pitched shingle

FOUNDATION: Full

FLOORING: Wood, carpet mix

LIGHTING: Hanging, track, sconce, fluorescent

ELECTRICITY: Tenant responsible for electricity, including the cost for HVAC distribution

CEILING HEIGHT: 11'±

HVAC: Central, forced hot air

UTILITIES: Municipal water & sewer

RESTROOM: On each floor

SPRINKLER: Yes

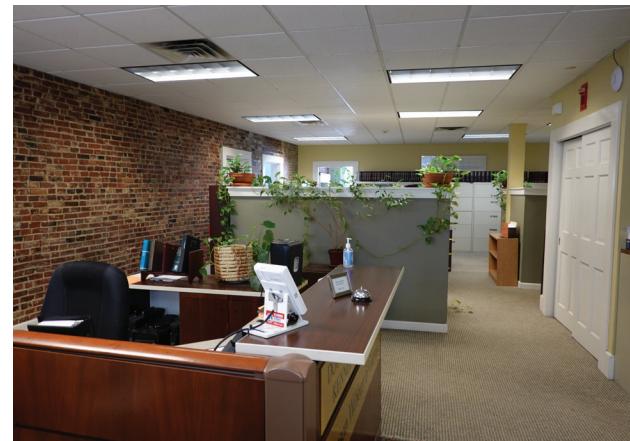
SIGNAGE: On building at tenant expense

ROAD FRONTAGE: 161'

PARKING: Ample street parking, local garages and area lots

ZONING: B3 - Downtown Business PAD Overlay District

TAXES: \$19,220.04



FLOOR PLAN

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FIRST FLOOR

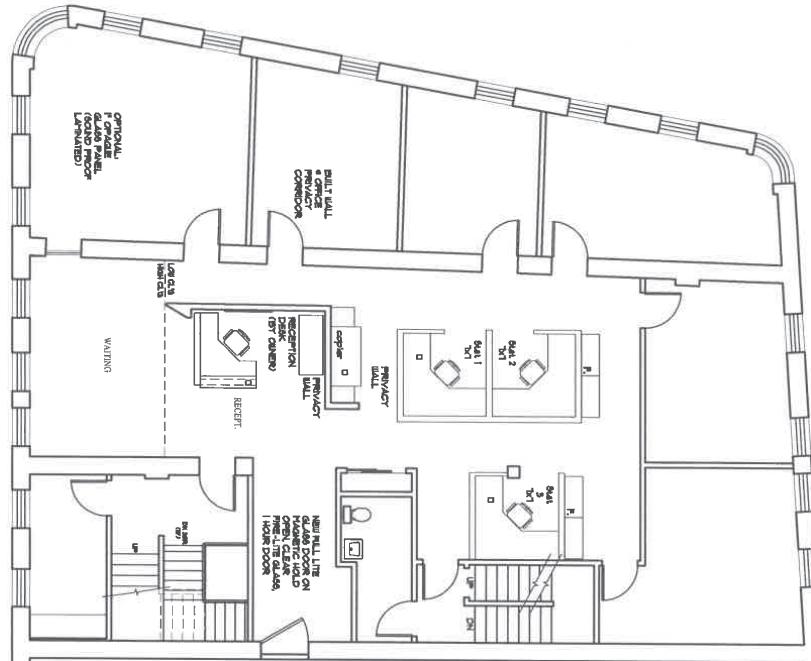
CONFIGURATION:

Street entry, two conference rooms, kitchenette and bathroom

SECOND FLOOR

CONFIGURATION:

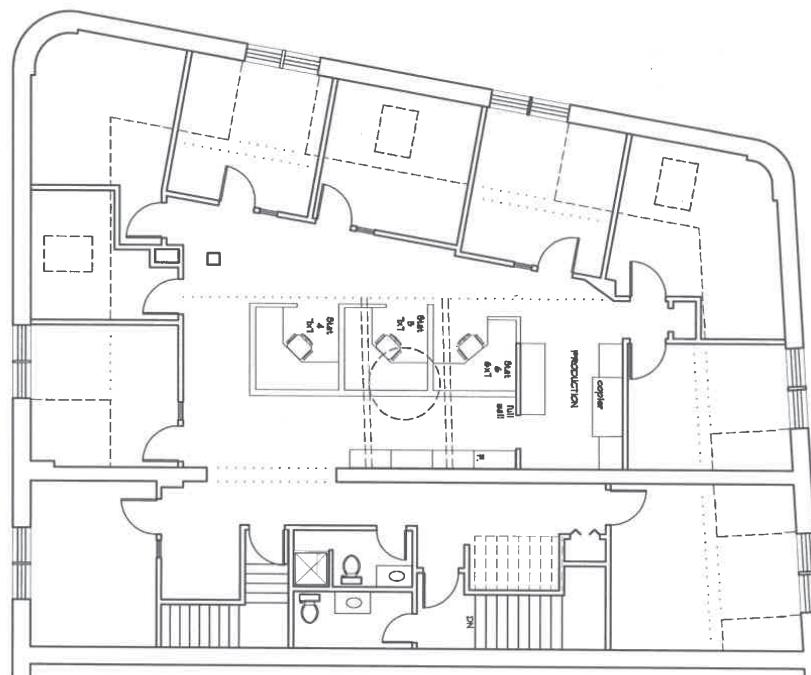
Seven offices, three built-in cubicles, reception area, kitchen and bathroom



THIRD FLOOR

CONFIGURATION:

Nine offices, three built-in cubicles and bathroom



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