

# FOR LEASE



## 2,139 - 5,969± SF OFFICE SPACE AVAILABLE

2 COTTON STREET, PORTLAND, ME 04101

### PROPERTY HIGHLIGHTS

- 2,139 and 3,830± SF office suites available
- 2,139± SF space consists of 4 offices, conference room, open work area, reception area, and shared kitchenette.
- 3,830± SF space consists of 6-7 offices, conference room, large open work area, reception, and kitchenette.
- Attractive historic space with exposed brick
- Parking available on-site at market rates.
- Lease Rates: \$16.00 - \$18.75/SF Modified Gross



  
**THE BOULOS  
COMPANY**

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## PROPERTY DETAILS

|                 |                                                                       |                   |                                                                          |
|-----------------|-----------------------------------------------------------------------|-------------------|--------------------------------------------------------------------------|
| OWNER           | Casco View Holdings III, LLC                                          | UTILITIES         | Municipal water and sewer                                                |
| BUILDING SIZE   | 15,161± SF                                                            | HVAC              | Forced hot air; Central A/C                                              |
| AVAILABLE SPACE | 2nd Floor: 2,139± SF<br>3rd/4th Floors: 3,830± SF<br>Total: 5,969± SF | RESTROOMS         | 2nd Floor: Shared restroom<br>3rd/4th Floors: Multiple private restrooms |
| ASSESSOR'S REF  | Map 38, Block C, Lot 12                                               | LIGHTING          | Recessed LED lighting                                                    |
| BOOK/PAGE       | 31948 / 121                                                           | AREA BUSINESSES   | Bread and Friends, Yosaku, PureBarre, Hi Bombay                          |
| LAND AREA       | 0.4376± AC                                                            | WALKABILITY SCORE | 98 - Excellent                                                           |
| YEAR BUILT      | 1866; renovated 2020                                                  | PARKING           | Available on-site at market rates                                        |
| NO. OF STORIES  | Four (4)                                                              | LEASE RATES       | \$16.00 - \$18.75/SF MG                                                  |
| ZONING          | B3                                                                    | AVAILABILITY      | Immediately                                                              |

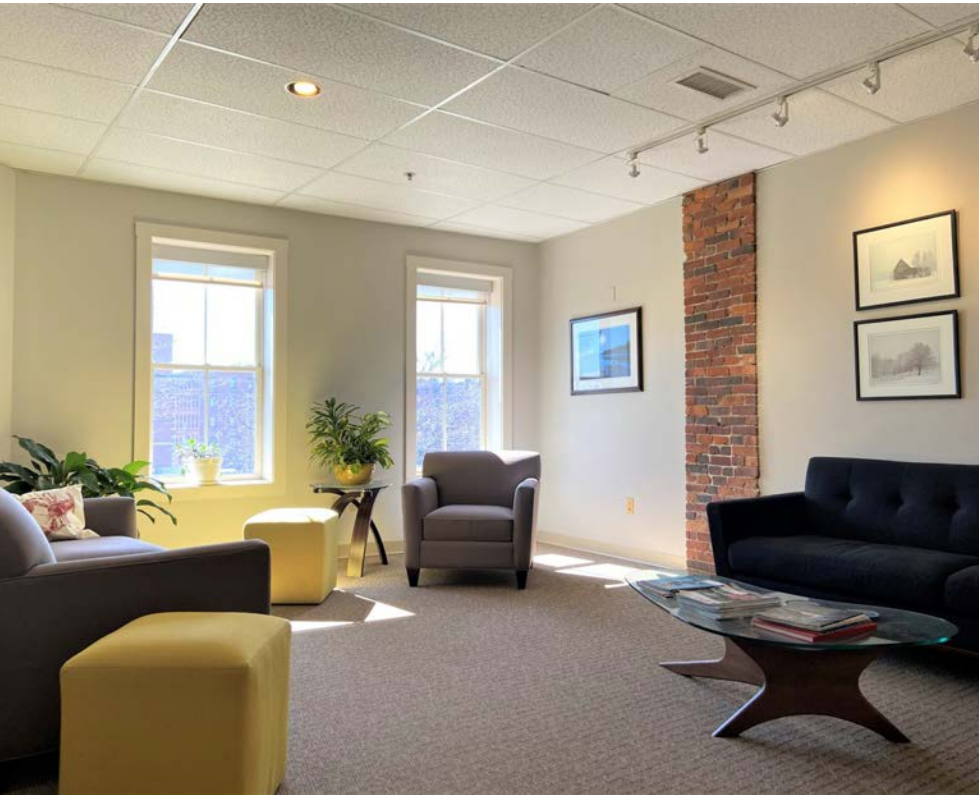


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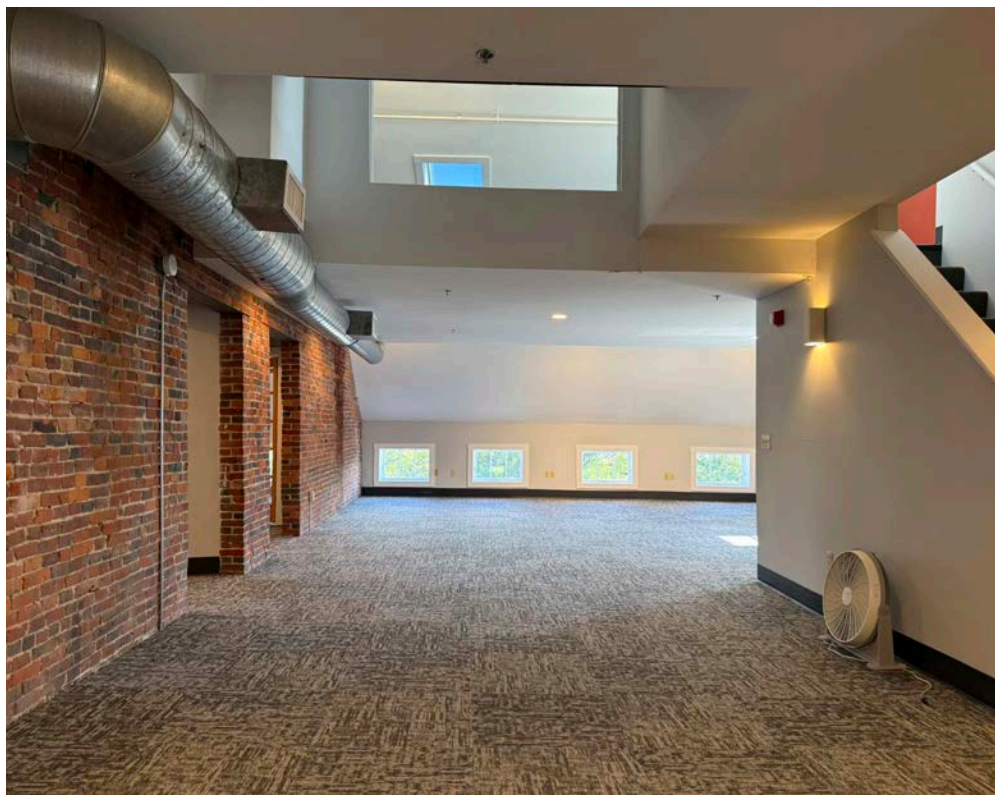
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## SECOND FLOOR SUITE



## THIRD/FOURTH FLOOR SUITE



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## CONTACT US



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