

FOR LEASE | PREMIER OFFICE BUILDING

2211 CONGRESS STREET, PORTLAND, ME 04102



PROPERTY HIGHLIGHTS

- 292,322± SF premier Class A suburban office building
- Amenity-rich campus adjacent to major transportation routes, the Maine Mall retail area, downtown Portland and the Portland Jetport
- Visible from I-95 offering outstanding signage opportunity
- Office suites from 6,703± SF to 19,698± SF
- Completely remodeled and redesigned interior common areas and tenant suites. See Broker for details.
- Free, on-site parking including a 1200-space parking garage and several adjacent parking lots



LEASE RATE: \$21.00 - \$23.00/SF Modified Gross



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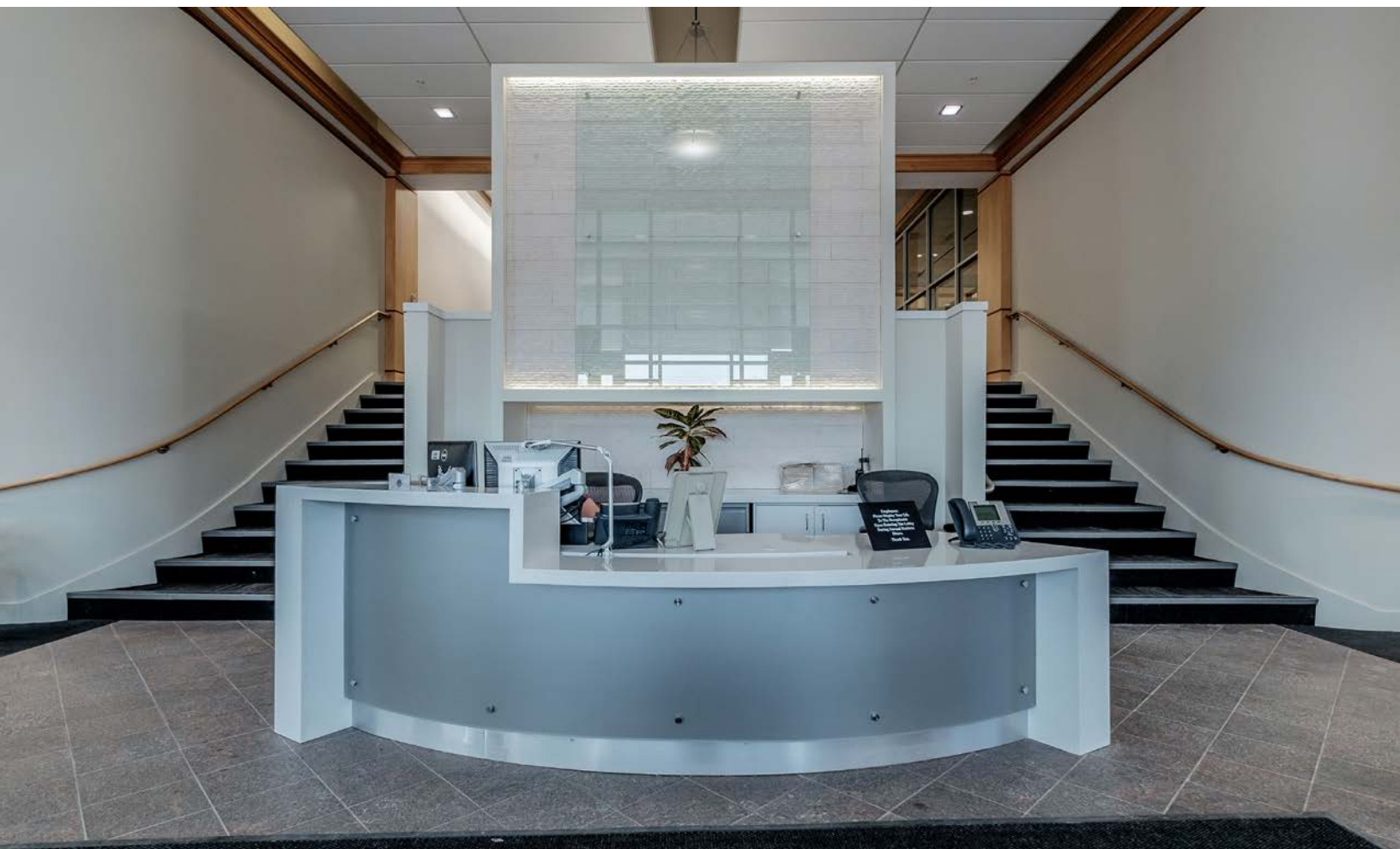


EXECUTIVE SUMMARY

The Boulos Company is pleased to present this premier class A suburban office building for lease. This is a rare opportunity to lease a significant block of office space in the Greater Portland market. The amenity-rich campus is adjacent to major transportation routes, the Maine Mall retail area, downtown Portland and the Portland International Jetport, making it an unparalleled property in the market.

2211 Congress sits in a prominent location that is visible from I-95, offering outstanding signage opportunities. The property is enhanced by an impervious walking track around the campus that connects to the Portland Trail system, a network of over 70 miles of trails throughout the City. A 1200-space structured parking garage and several adjacent lots provide ample on-site, free parking. The entire facility is serviced by two 2000kw generators, which distribute electricity for emergency backup and critical standby services.

The newly-renovated, handsomely-appointed lobby welcomes guests and employees alike. The building's four floors offer suites that range in size from approximately 6,703 sf to 19,698 sf, and finished to suit tenant space requirements. The building will include a bistro market offering breakfast, lunch and catering food options through food provider Corporate Chefs.



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ABOUT THE PROPERTY

2211 Congress Street is located on the UNUM campus in Portland, ME. The building contains 292,322 sf over 4 floors including a basement and three upper floors. The property is serviced by an adjacent 1,200 car parking garage and adjacent surface lots.

Building Size:	292,322± SF
Land Area:	86.5± Acres (Total Office Campus)
Assessor's Ref:	Map 231, Block B, Lot 2
No. of Stories:	Four (4)
Year Built:	1970
Zoning:	O - Office
HVAC:	Yes, throughout building
Elevators:	Five (5); 4 passenger and 1 freight
Sprinkler:	Yes, wet system
Parking:	1200-space parking garage and surface lots
Lease Rate:	\$21.00 - \$23.00/sf Modified Gross
T.I. Allowance:	Negotiable



FIRST CLASS AMENITIES

2211 Congress boasts a variety of on-site amenities including:

- Class A finishes
- Locker rooms
- On-site daycare
- Building signage opportunities
- Impervious walking track around the campus
- Dedicated stop on major bus route
- Generators on-site
- Ample, on-site free parking
- On-site Bistro Food Market

LOCATION

The property is well located on outer Congress Street and considered part of the Maine Mall suburban office market. The property enjoys easy access to I-295 and I-95 as well as the Portland Jetport and downtown Portland.



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AVAILABLE SUITES

FLOOR	SUITE #	SIZE (SF)	LEASE RATE/SF
Lower Level	B-A	13,878± SF	\$21.00/sf MG
First Floor	130*	12,995± SF	\$23.00/sf MG
First Floor	140*	6,703± SF	\$23.00/sf MG
Third Floor	360	11,171± SF	\$23.00/sf MG

* Suites can be combined and/or reconfigured to suit Tenant needs. Up to 19,698± SF available at \$23.00/sf MG.

INTERIOR PHOTOS



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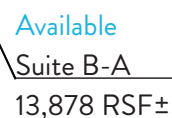
AREA AMENITIES



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LOWER LEVEL & 1ST FLOOR



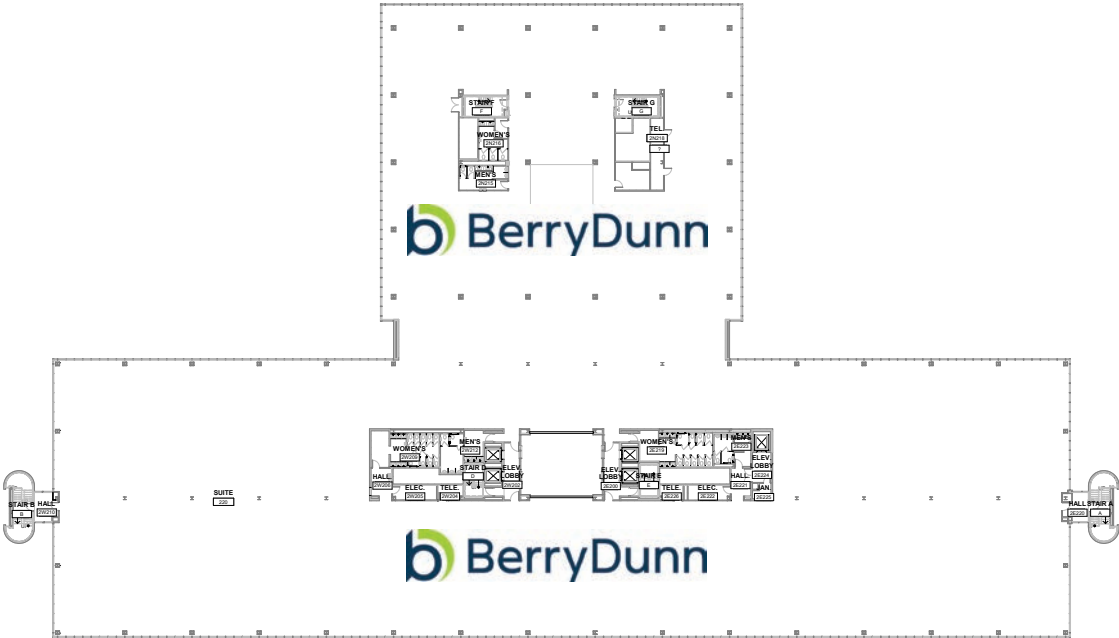
Available	Available
Suite 130	Suite 140
12,995 RSF±	6,703 RSF±



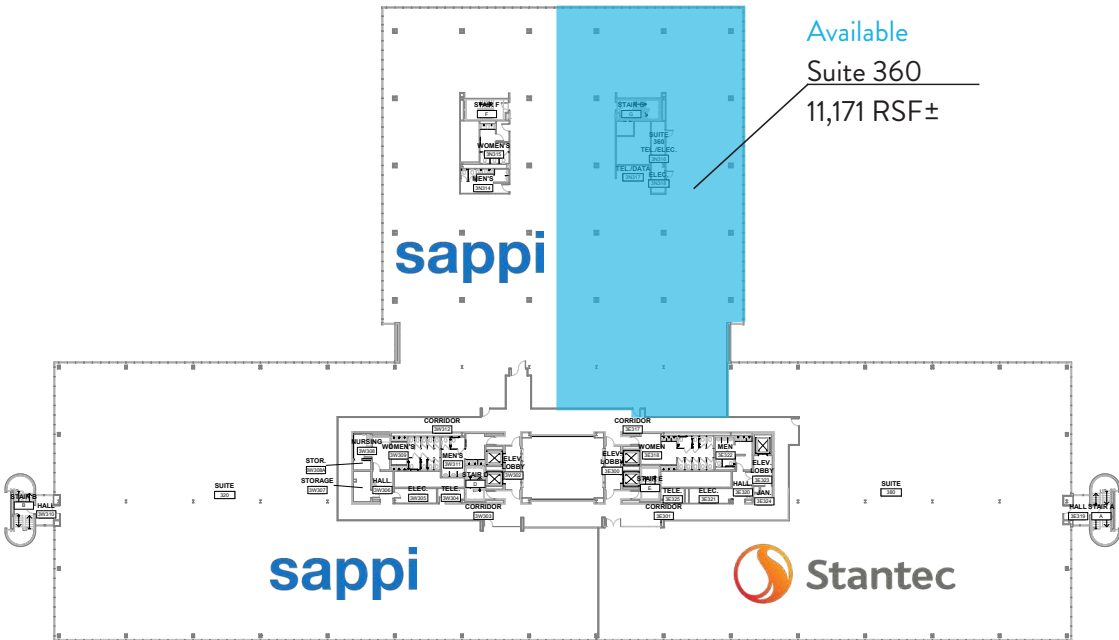
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FLOOR PLANS
2ND & 3RD FLOOR



SECOND FLOOR



THIRD FLOOR

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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.