

FOR LEASE | OLD PORT OFFICE

97A Exchange Street | Portland, ME



UPPER EXCHANGE STREET OFFICE SPACE

425± SF and 1,005± SF second floor office spaces

425± SF, 598± SF and 2,195± SF fourth floor office

1,485± SF fifth floor suite

Elevator access

Located near City Hall, Courthouses, the Business District and the Old Port

LEASE RATE: \$21.75/SF MG (425± SF suite at \$825/month)

Heat & AC included



PETER HARRINGTON

207.772.0088 D

207.318.8888 C

peter@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com

PROPERTY SUMMARY

97A Exchange Street | Portland, ME



OWNER: Top of Exchange LLC

DEED: Book 24099, Page 001

ASSESSOR: Map 32, Block D, Lot 2001

LOT SIZE: 0.1007± AC

BUILDING SIZE: 18,301± SF

SPACE SIZE:
201: 425± SF second floor
204: 1,005± SF second floor
401: 425± SF fourth floor
402A: 598± SF fourth floor
404: 2,195± SF fourth floor
503: 1,485± SF fifth floor

STORIES: Five (5)

YEAR BUILT: 1860s

CONSTRUCTION: Historic Brick & Granite

ROOF: Flat

FLOORING: Carpet

LIGHTING: LED

ELECTRICITY: Circuit Breakers

CEILING HEIGHT: 9'±

HVAC: Forced hot water/steam

UTILITIES: Municipal water & sewer

RESTROOM: Common area per floor

ELEVATOR: Yes

SPRINKLER: Yes

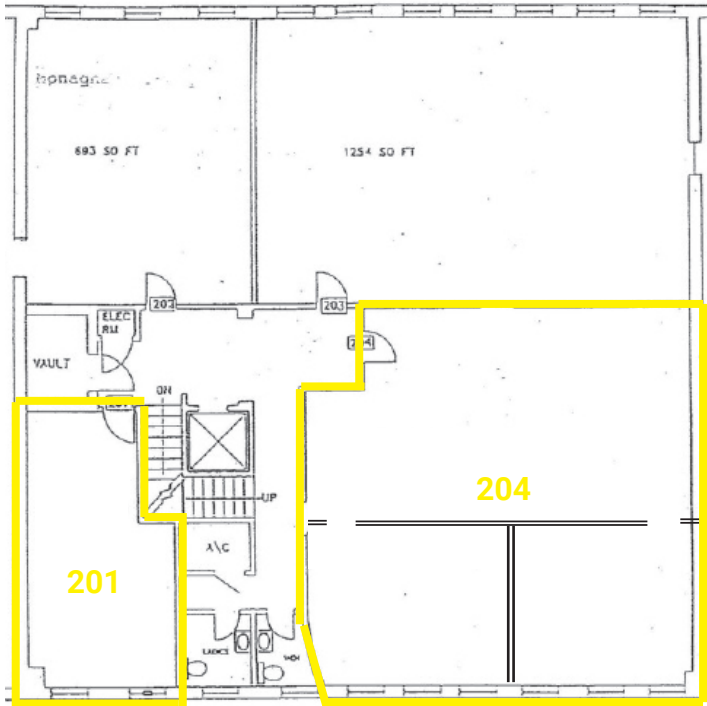
PARKING: Street parking and local garages
at market rates

ZONING: B3 - Downtown Business

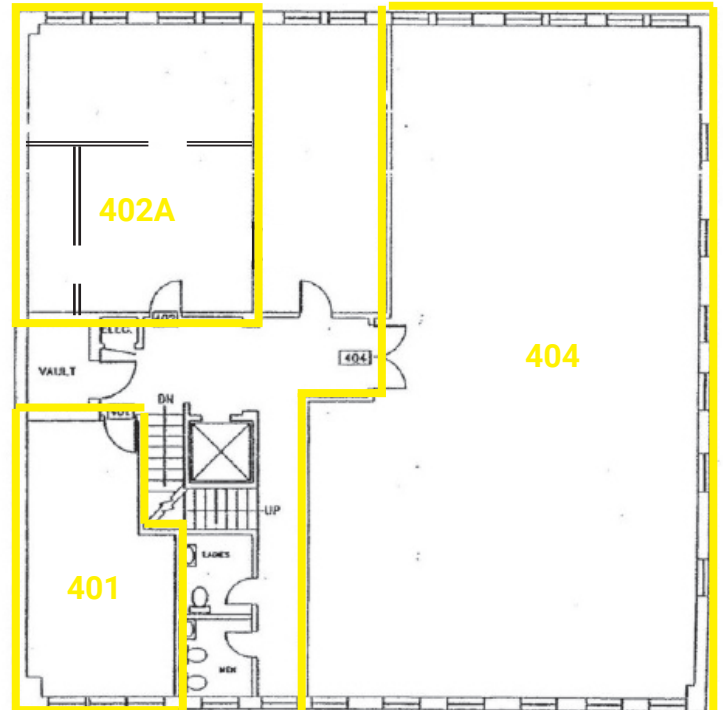


FLOOR PLANS

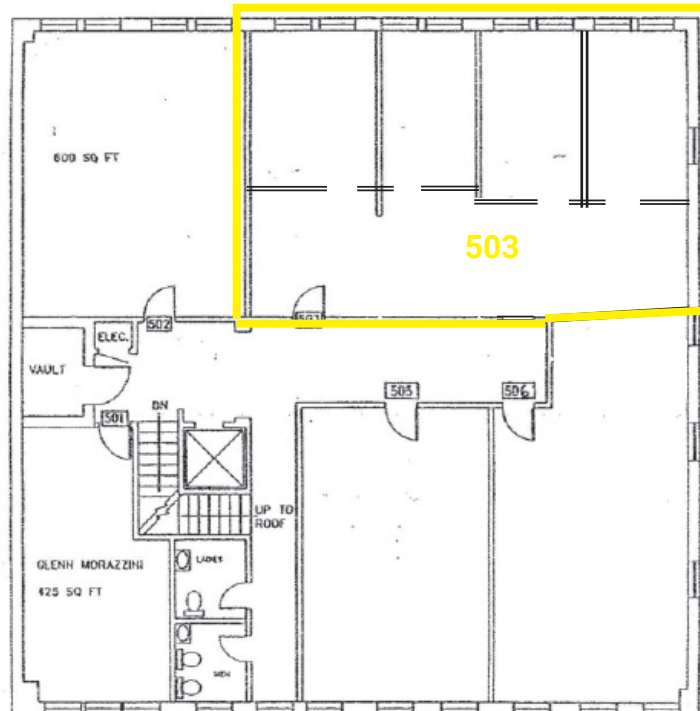
97A Exchange Street | Portland, ME



MARKET STREET
97A EXCHANGE STREET
SECOND FLOOR



MARKET STREET
97A EXCHANGE STREET
4TH FLOOR



MARKET STREET
97A EXCHANGE STREET
5TH FLOOR

FOR LEASE | OLD PORT OFFICE

97A Exchange Street | Portland, ME



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



PETER HARRINGTON

207.772.0088 D

207.318.8888 C

peter@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com