

# FOR SUBLEASE | CLASS A DOWNTOWN OFFICE SPACE

120 EXCHANGE STREET, SUITE 310, PORTLAND, ME 04101



## PROPERTY HIGHLIGHTS

- Located in the heart of Portland's business district, steps away from restaurants, shopping, and other downtown businesses
- 10,766± SF recently remodeled, turn-key, Class A office space
- Parking available at nearby, landlord-owned Chestnut Street Parking Garage

LEASE RATE: \$18.00/SF NNN



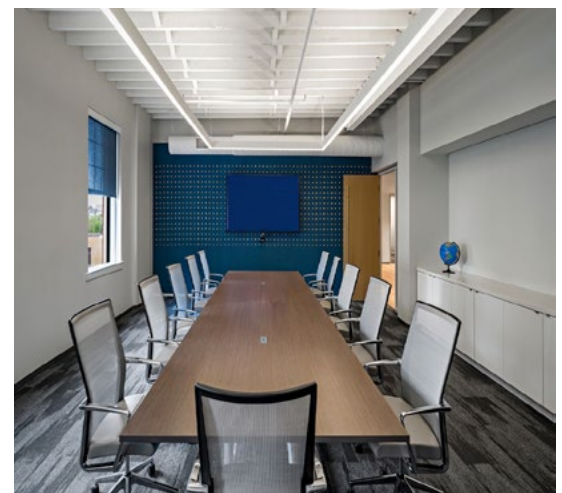
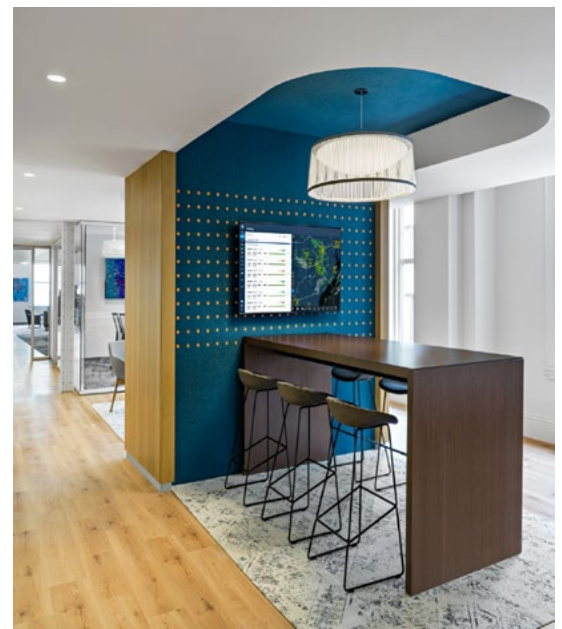
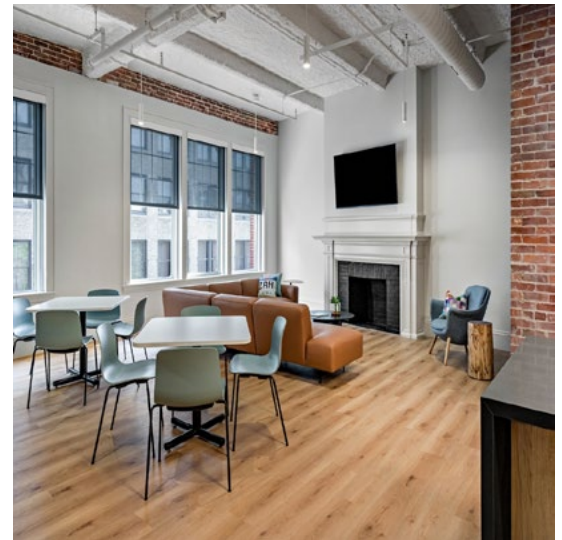
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## PROPERTY DETAILS

|                           |                                                                                                                                                           |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER                     | PO Square Building LLC                                                                                                                                    |
| MAP/BLOCK/LOT/UNIT        | 032 G001001                                                                                                                                               |
| BOOK & PAGE               | 35640/071                                                                                                                                                 |
| YEAR BUILT                | 1900, Renovated in 2022                                                                                                                                   |
| BUILDING SIZE             | 87,615± SF                                                                                                                                                |
| # OF STORIES              | 6                                                                                                                                                         |
| SPACE AVAILABLE           | Suite 310: 10,766± SF                                                                                                                                     |
| ZONING                    | B3-Downtown Business                                                                                                                                      |
| WALKABILITY SCORE         | 98—Walker's Paradise                                                                                                                                      |
| HEATING/COOLING           | Natural Gas Fired HVAC                                                                                                                                    |
| UTILITIES                 | Municipal Water & Sewer                                                                                                                                   |
| INTERNET SERVICE          | Fiber                                                                                                                                                     |
| SPRINKLERS                | Wet System                                                                                                                                                |
| RESTROOMS                 | One (1) Single Restroom and Multi-Stall Men's and Women's Restrooms                                                                                       |
| PARKING                   | Parking available at landlord-owned Chestnut Street Parking Garage and at other area lots/garages                                                         |
| DATE AVAILABLE            | Immediately                                                                                                                                               |
| OTHER BUILDING TENANTS    | Systems Engineering, Redfern Properties, Lockton Companies, Maine Community Solar, Exchange Street Partners, Fitzgerald Law Group, Pulp & Wire, Evernorth |
| HIGHWAYS, EXITS, AIRPORTS | 0.7 miles from I-295 Exit 7, 0.9 miles to Casco Bay Bridge, 2 miles to Veterans Memorial Bridge, 4.3 miles to Portland International Jetport              |
| NNN EXPENSES              | \$7.00/SF                                                                                                                                                 |
| LEASE RATE                | \$18.00/SF NNN                                                                                                                                            |





**PANTRY / LUGGAGE**  
8'-6" X 10'-2"

**RECEPTION / BREAKROOM**  
46'-10" X 24'-10"

**OPEN COLLAR**  
15'-10" X 22'-0"

**LOUNGE**  
22'-1" X 11'-2"

**MED. CONF.**  
14'-6" X 13'-4"

**BIKE STORAGE**  
11'-2" X 6'-2"

**LOCKERS**  
18" X 18" X 3"

**STORAGE**  
5'-6" X 6'-6"

**WOMEN'S**  
12'-8" X 11'-1"

**ON RR.**  
8'-0" X 6'-6"

**MECH.**

**MOthers' WELLNESS**  
7'-0" X 9'-3"

**FOCUS**  
7'-0" X 9'-3"

**FOCUS**  
7'-0" X 9'-3"

**FOCUS**  
7'-0" X 9'-3"

**ELEV.**

**DEVICE STORAGE**  
18'-0" X 13'-6"

**DEVICE GALLERY**  
12'-0" W

**ELUSIT SIMULATOR**  
13'-0" X 10'-11"

**COPY / PRINT**  
8'-0" W

**BENCHING**  
6 SEAT

**STORAG CLOSET**

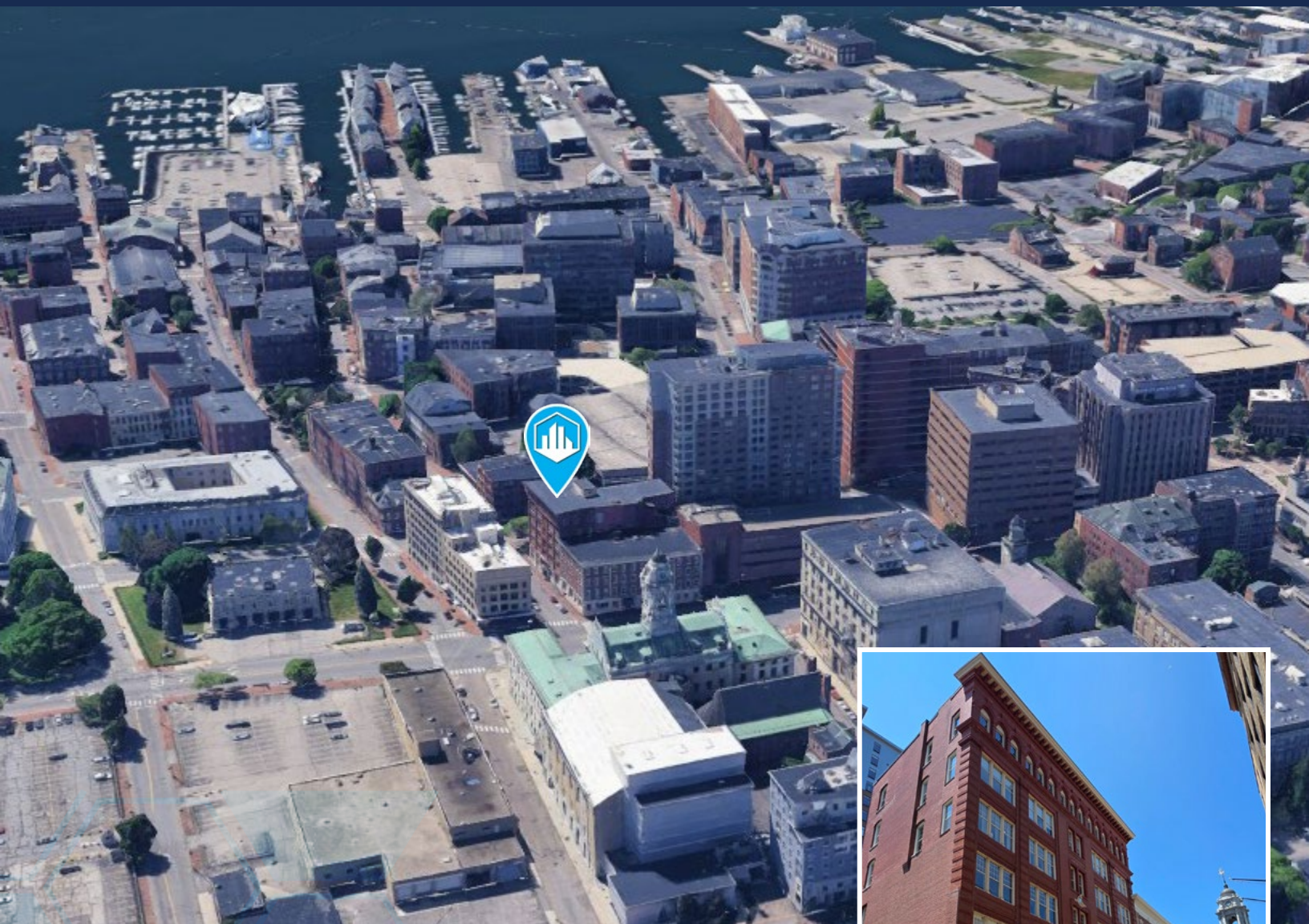
**WORKSTATIONS**  
24 SEAT

**LARGE CONFERENCE**  
27'-0" X 21'-0"

**HVAC**

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## CONTACT US



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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.