

FOR LEASE | OFFICE SPACE IN PORTLAND'S WEST END

131 CHADWICK STREET, PORTLAND, ME 04102



PROPERTY HIGHLIGHTS

- Office space available for lease in Portland's West End neighborhood
- Off-street parking available
- Directly adjacent to Maine Medical Center and in close proximity to several cafés and local dining options
- Many suite configurations available from 163± SF to 11,741± SF
- Elevator access and handicap accessible ramp accessing all units
- Owner-funded tenant improvements available



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PROPERTY DETAILS

OWNER	Bowdoin Realty, LLC
BUILDING SIZE	20,032± SF
AVAILABLE SPACE	163 - 11,741± SF (See page 3 for suite availabilities)
YEAR BUILT	1900
# OF STORIES	Five (5)
DEED REFERENCE	Book 41169/ Page 253
ASSESSOR'S REFERENCE	Map 63 / Block B / Lot 1
ZONING	RN-4
HEATING & COOLING	Steam; heat pumps in several suites
ELEVATOR	Yes, one central elevator
PARKING	On-site parking available, see broker for details.
AREA BUSINESSES	Maine Medical Center, LB Mini Mart
LEASE RATES	\$300 - \$2,400/Month MG (See Page 3 for lease rates)



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SUITE AVAILABILITY

	SUITE	SUITE SIZE (SF)	LEASE RATE
FIRST FLOOR	101	1,139± SF	\$1,650/month MG
	102	1,167± SF	\$1,600/month MG
	103	197± SF	\$350/month MG
	104	1,412± SF	\$1,950/month MG
	105	163± SF	\$300/month MG
	106	455± SF	LEASED
	107	420± SF	\$650/month MG
	108	988± SF	\$1,350/month MG
SECOND FLOOR	201	1,037± SF	\$1,500/month MG
	202	1,058± SF	\$1,500/month MG
	203	201± SF	\$350/month MG
	204	1,730± SF	\$2,400/month MG
	205	819± SF	\$1,250/month MG
	206	955± SF	LEASED
	207	435± SF	\$675/month MG

SUITES CAN BE COMBINED - SEE BROKER FOR DETAILS



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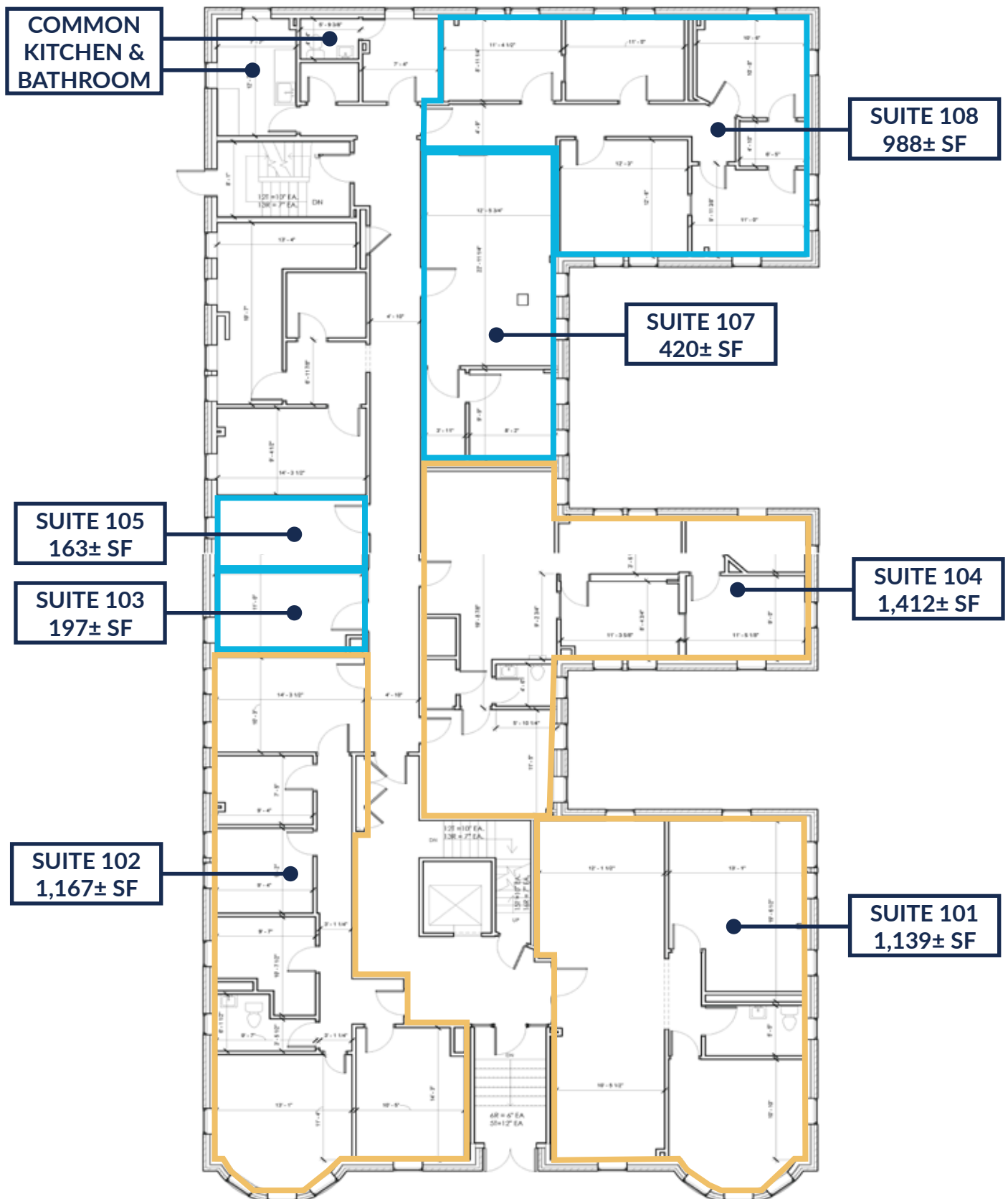


PROPERTY PHOTOS





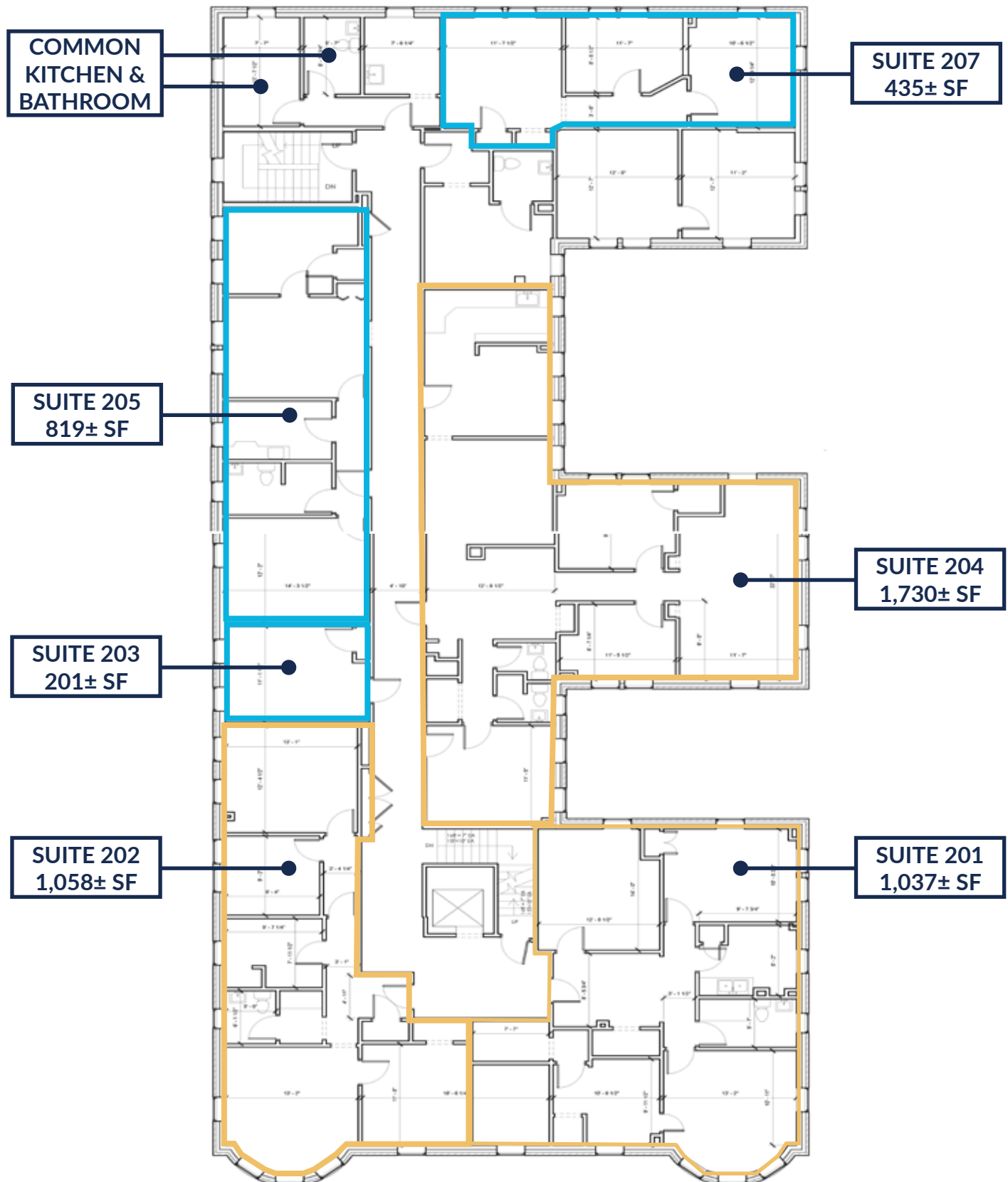
FLOOR PLAN - FIRST FLOOR



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FLOOR PLAN - SECOND FLOOR



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TOTAL LEASABLE SPACE | 1st FLOOR: 5,941± SF
2nd FLOOR: 5,800± SF



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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.