

# FOR LEASE

PORTLAND'S  
MOST AFFORDABLE  
OFFICE SPACE



**DOWNTOWN OFFICE**  
**565 CONGRESS STREET, SUITE 300**  
**PORTLAND, ME 04101**

## PROPERTY HIGHLIGHTS

- 4,400± SF office suite available in this retail/office building centrally located in Downtown Portland in the heart of the financial/arts district
- This historic building offers high ceilings, period details throughout, and large windows overlooking Congress Street.
- Lobby renovations underway, including new flooring, lighting, and updated elevator
- HIGHLY COMPETITIVE LEASE RATE for downtown space - \$9.75/SF MG
- **FULL FEE TO OUTSIDE BROKER**



THE BOULOS  
COMPANY

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## PROPERTY DETAILS

<b>BUILDING SIZE</b>	54,544± SF (office/retail)
<b>MAP / LOT</b>	037-A-38
<b>ZONING</b>	B3
<b>AVAILABLE SPACE</b>	4,400± SF - Suite 300
<b>AMENITIES</b>	Common conference room
<b>ELEVATOR</b>	Yes
<b>HVAC</b>	Forced hot air; central A/C
<b>UTILITIES</b>	Municipal water/sewer
<b>PARKING</b>	Possible on-site parking available in Landlord-owned lot at market rates.
<b>LEASE RATE</b>	\$9.75/SF Modified Gross Utilities not included.



## VIEW FROM SUITE 300



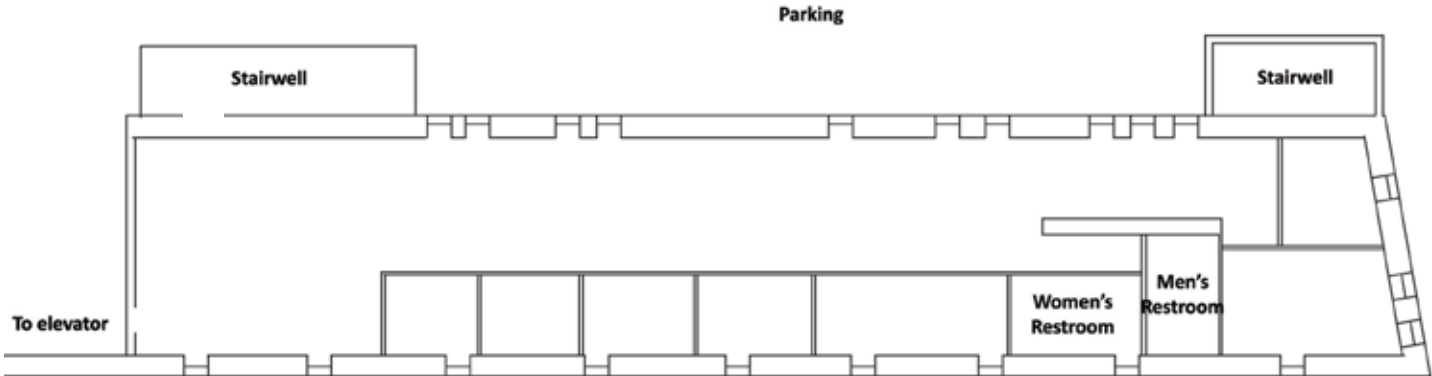
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## FLOOR PLAN

### THIRD FLOOR

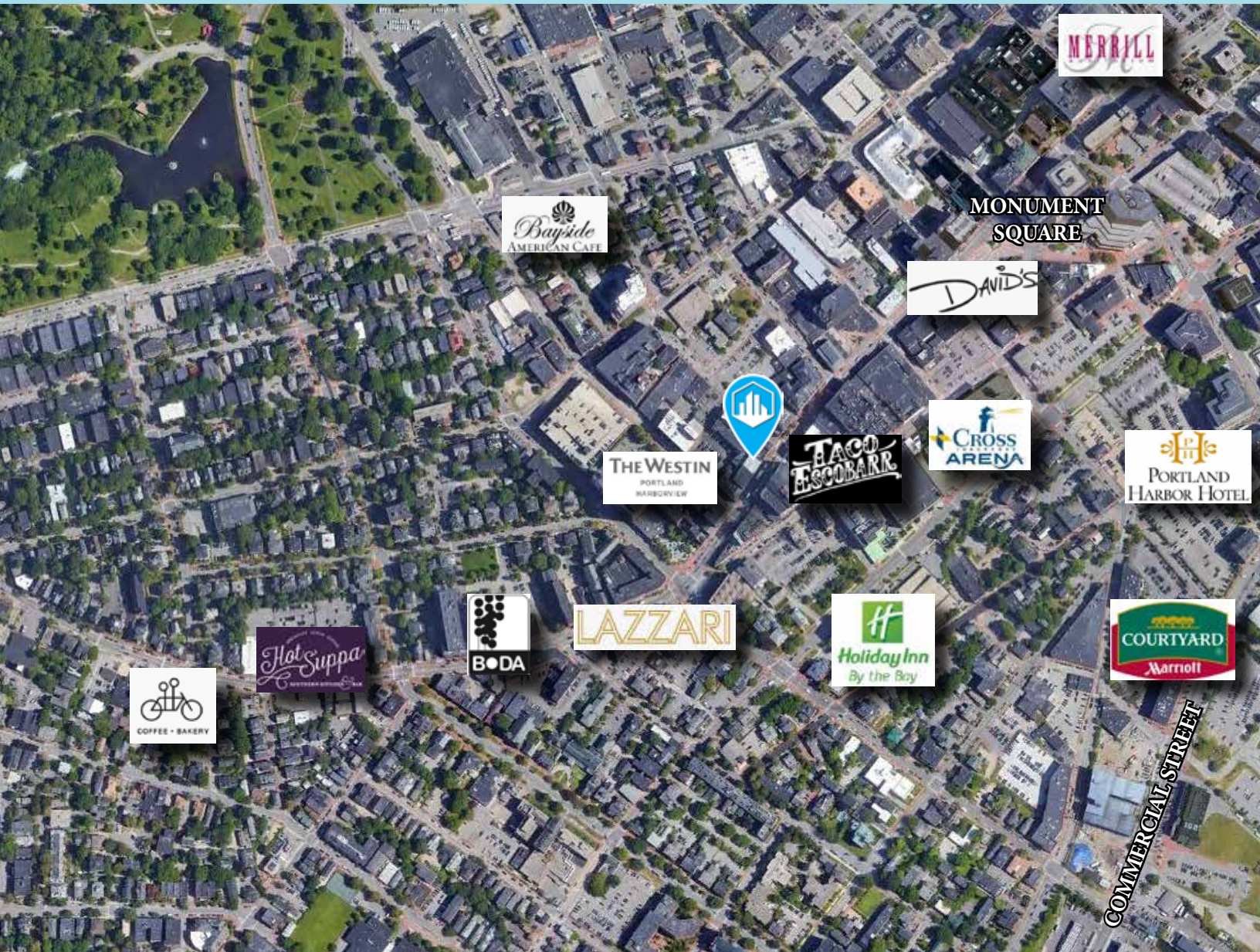


SUITE 300  
4,400± SF / \$9.75/sf MG + Utilities



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## CONTACT US



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