

FOR SALE OR LEASE | DOWNTOWN
16 CASCO STREET, PORTLAND, MAINE

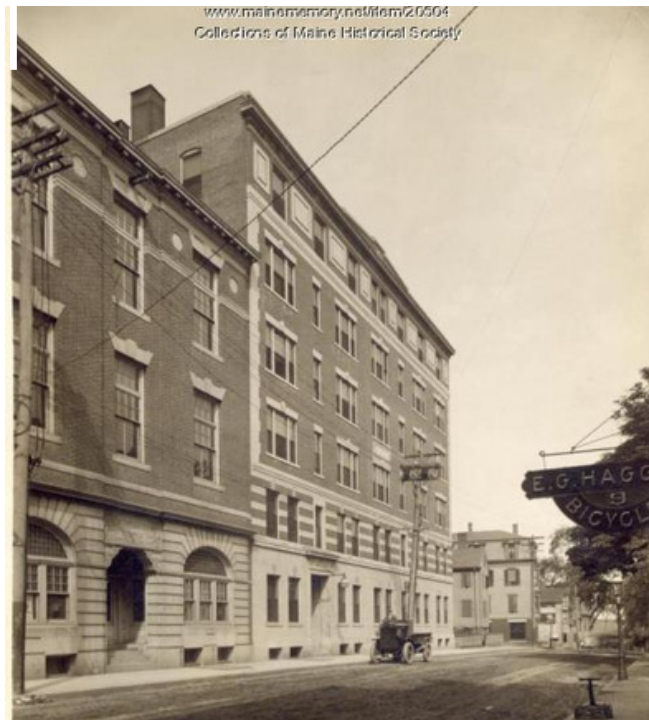


PROPERTY OVERVIEW

DOWNTOWN OFFICE SPACE

Ideal opportunity for an owner-occupant to control a John Calvin Stevens' building in Portland's Arts District. Directly across from the Maine College of Art & Design, this property features attractive ceiling height, massive windows, and unparalleled accessibility to the multitude of desirable restaurants on Congress Street.

Existing tenants are both on short leases, providing the ability for a larger user to occupy the full property by January 1, 2024.



www.COREfirms.com
16 Casco Street
Portland, ME 04101

Contact Josh Soley
(207) 744-3084 ext 301
Josh@COREfirms.com

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PROPERTY DETAILS

ASKING PRICE \$2.950M

SQ. FOOTAGE

GROSS 11,400± SF

PER FLOOR 3,400± SF

PER GARAGE BAY 400± SF

LEASE RATES

FLOOR 1 \$25.00 NNN

FLOOR 2 \$14.00 NNN

FLOOR 3 \$14.00 NNN

GARAGE BAYS \$1,000/monthly

OWNER Sheepdog, LLC

TENANT CORE firms ME LLC

FLOORS 3

CEILING HEIGHT 14-16'

HVAC Central Air

HEAT SOURCE Natural Gas

ZONING B-3

PARKING 20 Spaces
On-Site



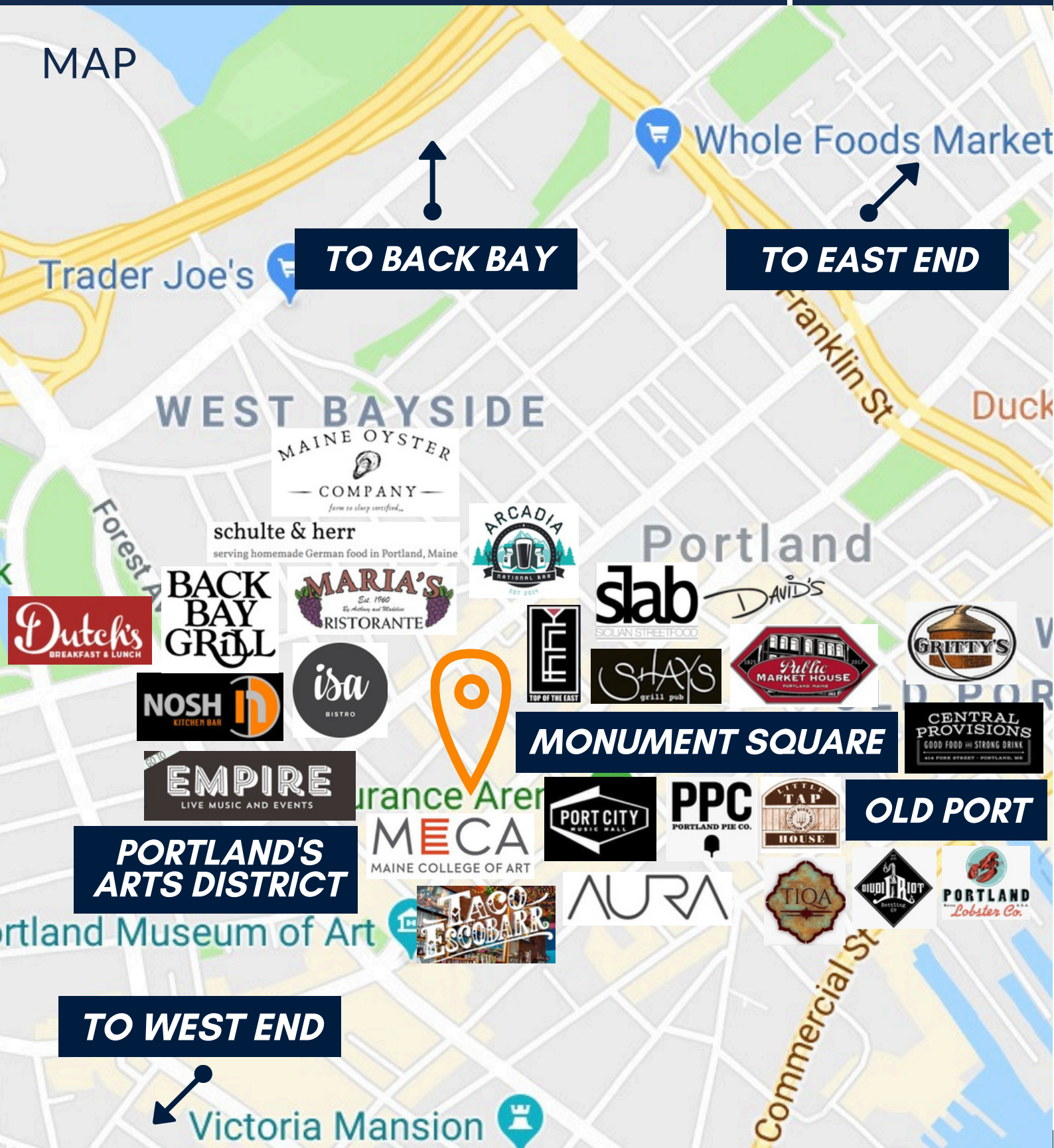
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MAP



TO BACK BAY

TO EAST END

MONUMENT SQUARE

OLD PORT

**PORTLAND'S
ARTS DISTRICT**

TO WEST END

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CUMBERLAND COUNTY DEMOGRAPHICS

POPULATION	305.2k
HIGHER EDUCATION	48.1%
MEDIAN AGE	42.1
MALE	48.8%
FEMALE	51.2%
MEDIAN HOUSEHOLD INCOME	\$76k
MEDIAN PROPERTY VALUE	\$288.8k

CONTACT



JOSH SOLEY

President

(207) 744-3084 ext 301

josh@mainerealtyadvisors.com



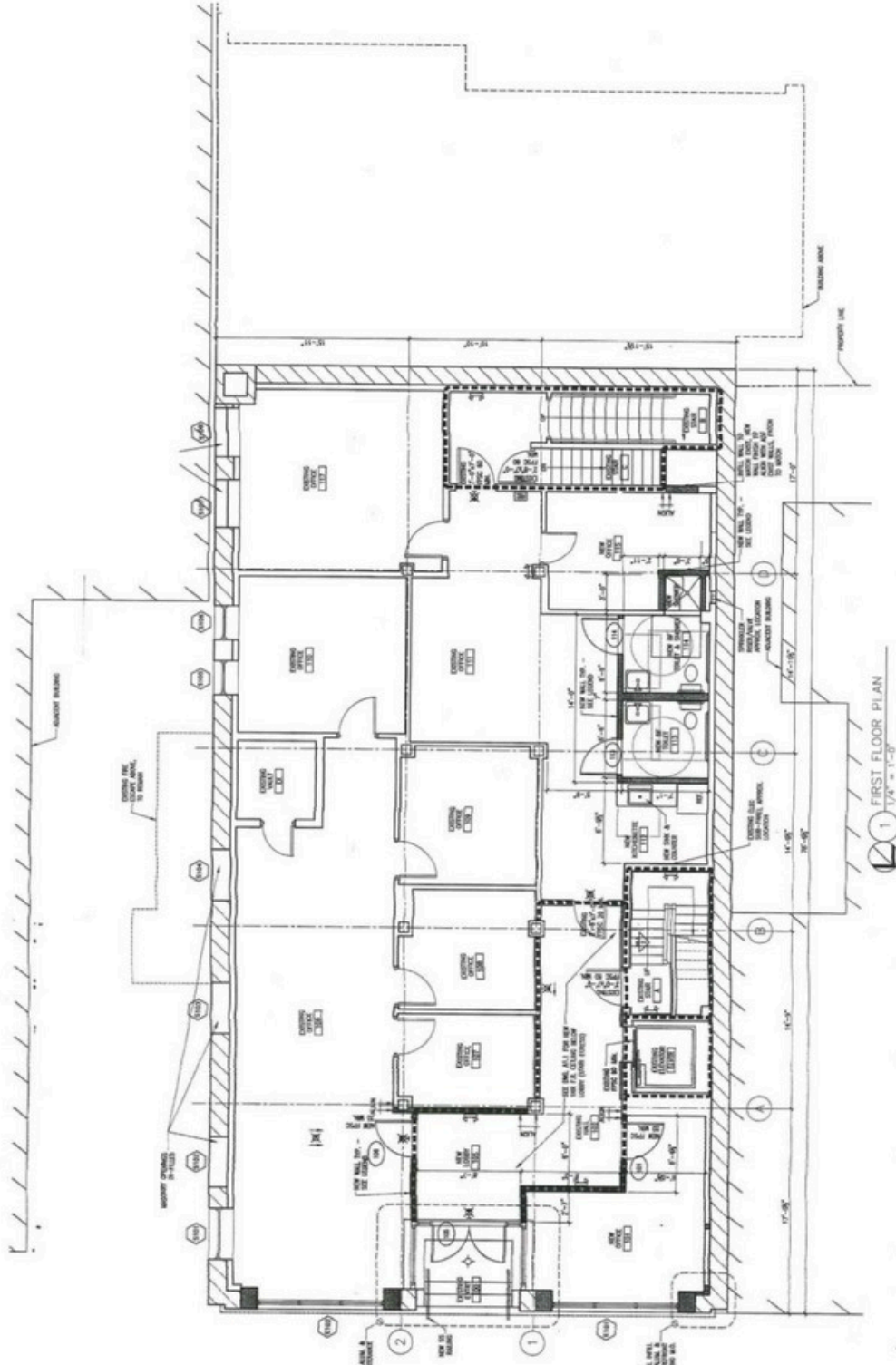
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FLOOR PLANS FLOOR 1



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FLOOR PLANS FLOOR 2

