

FOR LEASE

MERRILL'S WHARF

254 COMMERCIAL STREET, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

Historic, fully renovated Class A office building on Portland's waterfront with exposed beams, brick walls, and sweeping views of Portland Harbor.

- Building renovations include new energy efficient windows, new HVAC systems, and upgraded lighting.
- Join Pierce Atwood, Ocean Renewable Power Company, and Executive Office Center, among others.
- Parking is available in surrounding surface lots and garages.
- Excellent waterfront location with a Walk Score of 87
- Various suites available immediately



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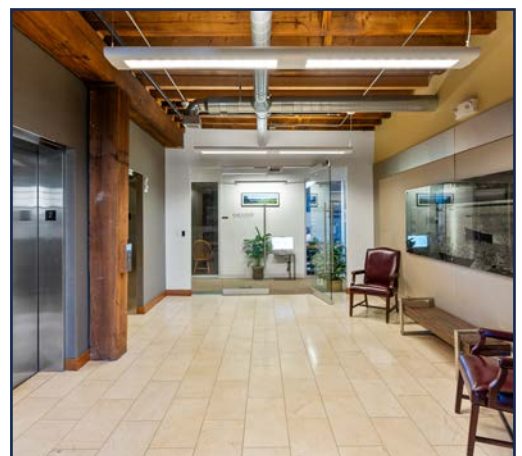
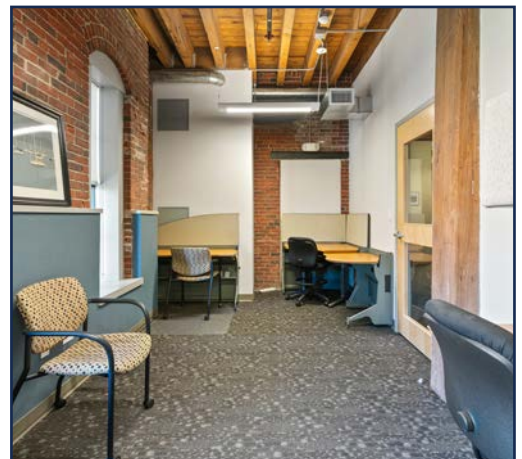
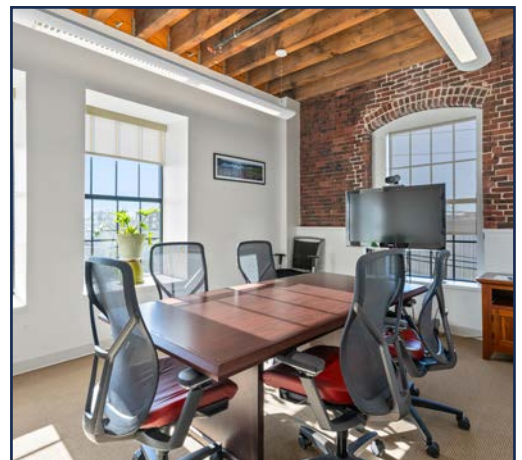
PROPERTY DETAILS

LANDLORD	Waterfront Maine
BUILDING SIZE	95,000± SF
BUILDING CLASS	Class A
NO. OF STORIES	Five (5)
ZONING	WCZ - Waterfront Central
ELEVATOR	Two (2) passenger plus one (1) freight
HVAC	Electric
PARKING	Parking available in surrounding surface lots and garages. See broker for cost.
WALK SCORE	87 - very walkable
OTHER TENANTS	Pierce Atwood, Ocean Renewable Power Company, Executive Office Center

AVAILABLE SUITES

Suite	Size (SF)	Lease Rate
105	870± SF	\$2,175/mo. Gross
207	715± SF	\$2,050/mo. Gross
208	460± SF	\$1,305/mo. Gross
251	78± SF	\$650/mo. Gross

* Marine Use Only Per Zoning



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CONTACT US



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