

FOR LEASE | DOWNTOWN OFFICE SPACE

48 FREE STREET, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

Great downtown location adjacent to Cross Insurance Arena

- Excellent location in Portland's financial district and steps away from the Old Port and waterfront with a Walkability Score of 96
- Strong window line providing ample natural light
- Surface lot parking provides direct access to the building
- Suite 300 is a rare opportunity to occupy a full floor in a downtown Portland building
- Suites currently available from 896± to 6,003± SF



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PROPERTY DETAILS

LANDLORD	J.B. Brown & Sons
ASSESSOR'S REF	Map 38, Block I, Lot 18
BUILDING SIZE	30,158± SF
YEAR BUILT	1900
NO. OF STORIES	Two (2)
LAND AREA	0.25± Acre
ZONING	B-3, Downtown Business
UTILITIES	Municipal water and sewer
ELEVATOR	One (1)
SPRINKLER	Yes, wet system
HVAC	Central air (incl. in CAM charges)

AVAILABLE SUITES & LEASE RATES

SUITE	SIZE (SF)	LEASE RATE	AVAILABILITY
L20	2,445-5,081± SF	\$12.00/SF MG	Immediately
100	3,604± SF	\$24.50/SF MG	60 days notice
M12	1,803± SF	\$18.00/SF MG	Immediately
M15	596± SF	\$18.00/SF MG	60 days notice
300	5,786± SF	\$24.50/SF MG	Immediately

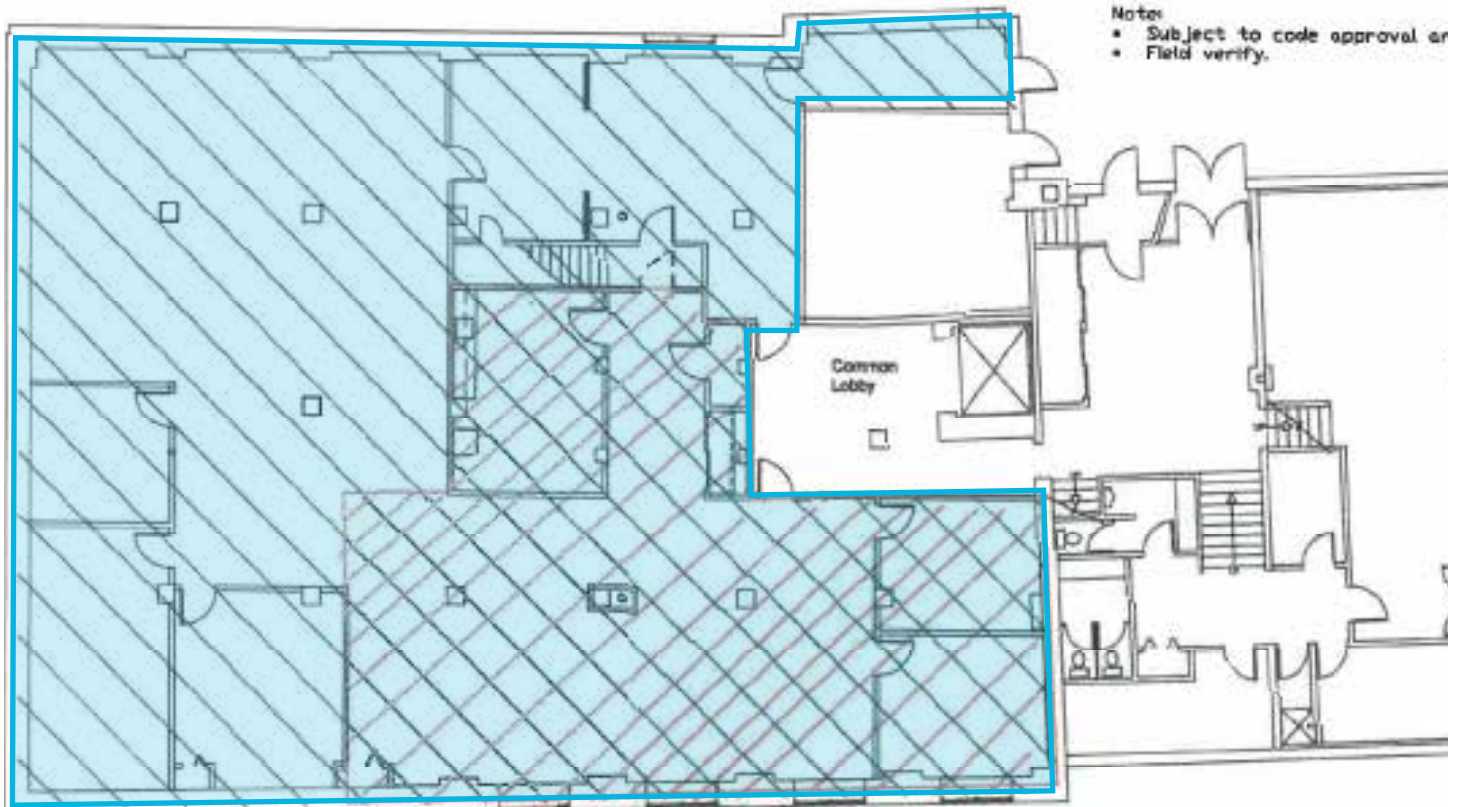
NOTE: Suites 100/M12/M15 can be combined for 6,003± SF

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SUITE L20 | FLOOR PLAN



SUITE L20 | PHOTOS

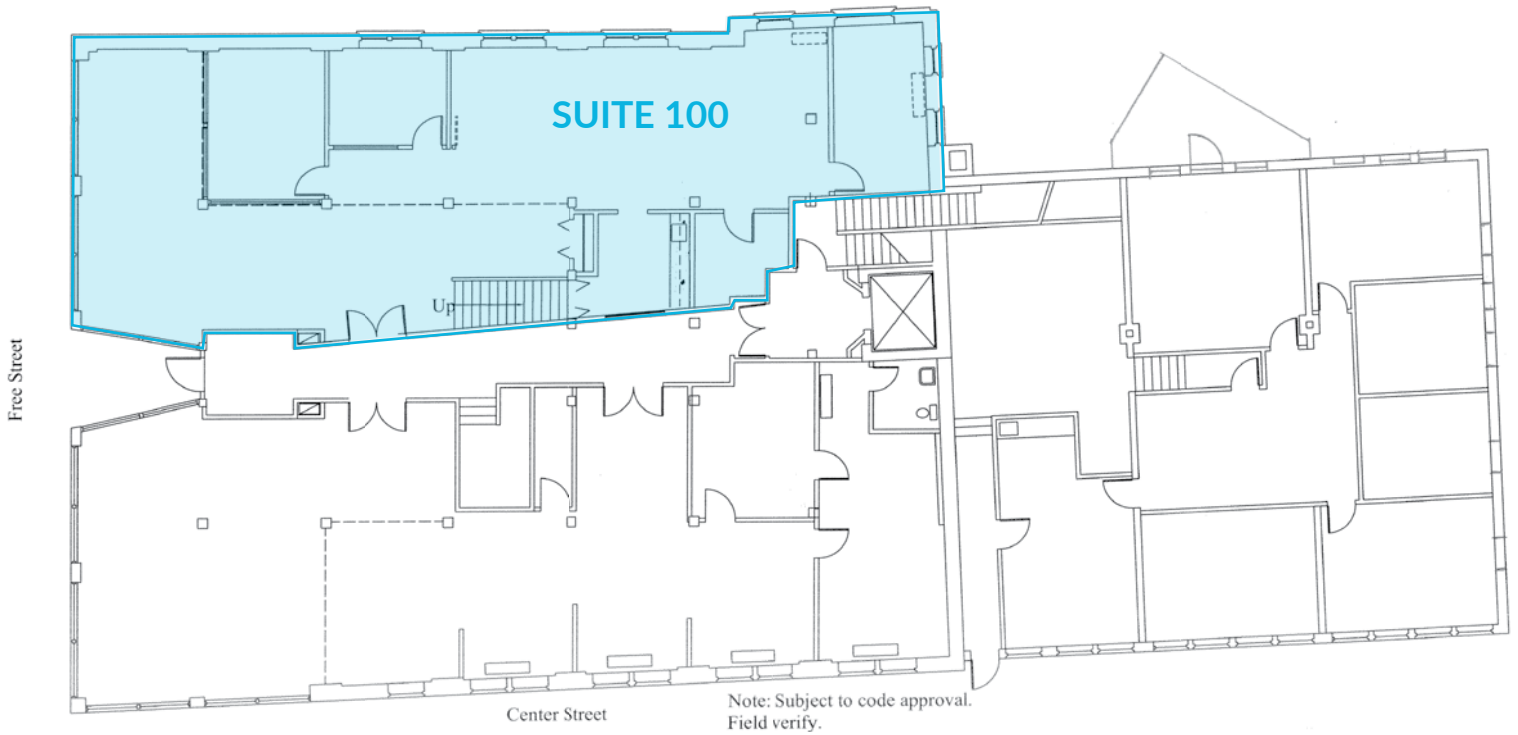


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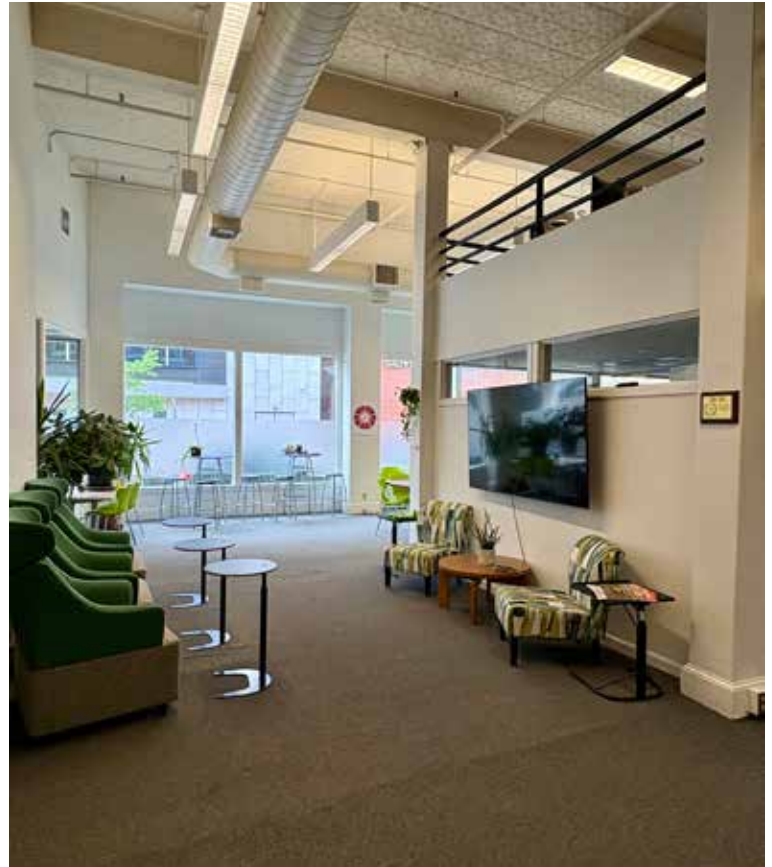
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SUITE 100 FIRST FLOOR | FLOOR PLAN



SUITE 100 FIRST FLOOR | PHOTOS

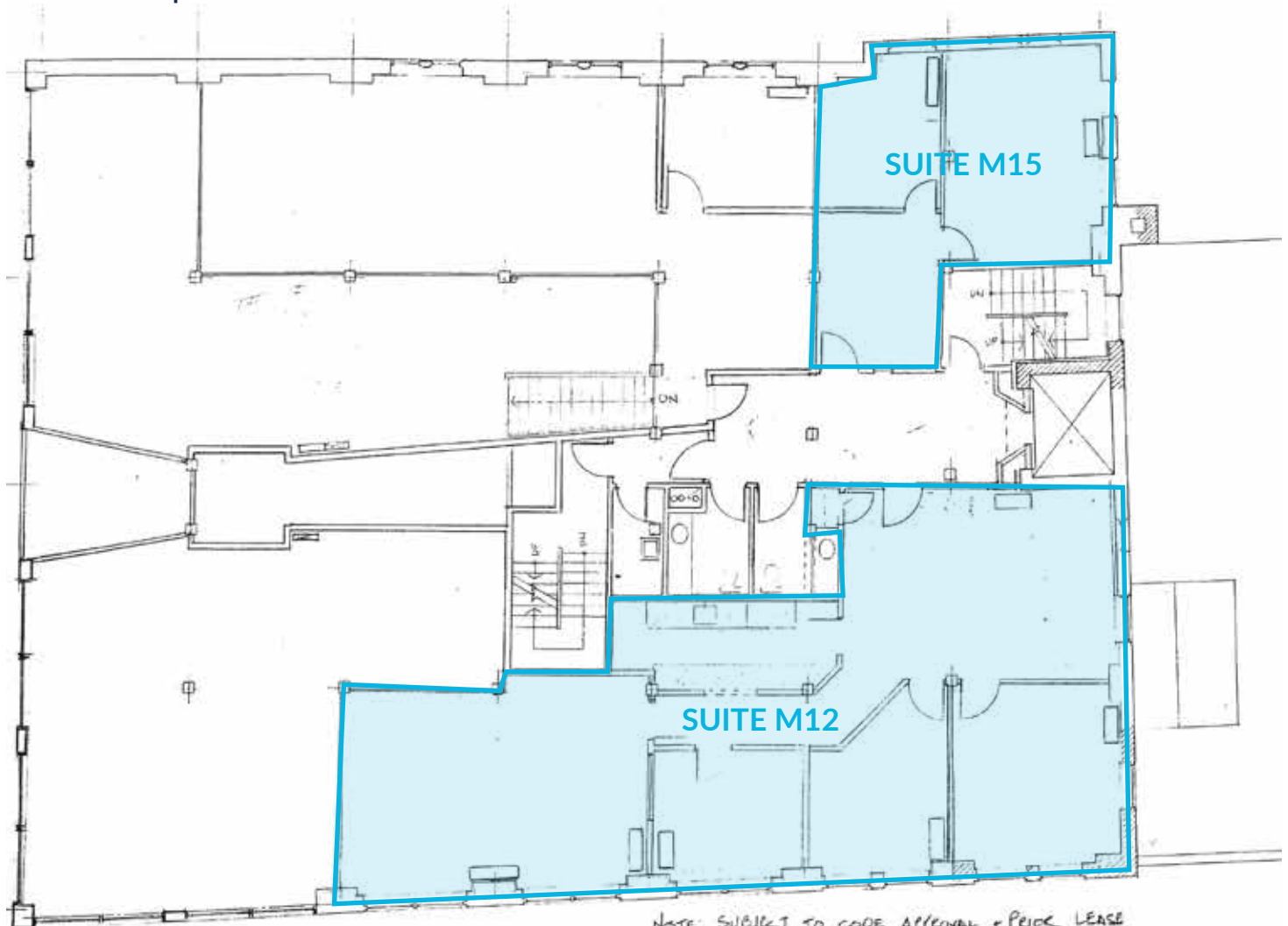


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MEZZANINE | FLOOR PLAN



NOTE: SUBJECT TO CODE APPROVAL + PRICE LEASE
FIELD VISIT

SUITE M12 | PHOTOS

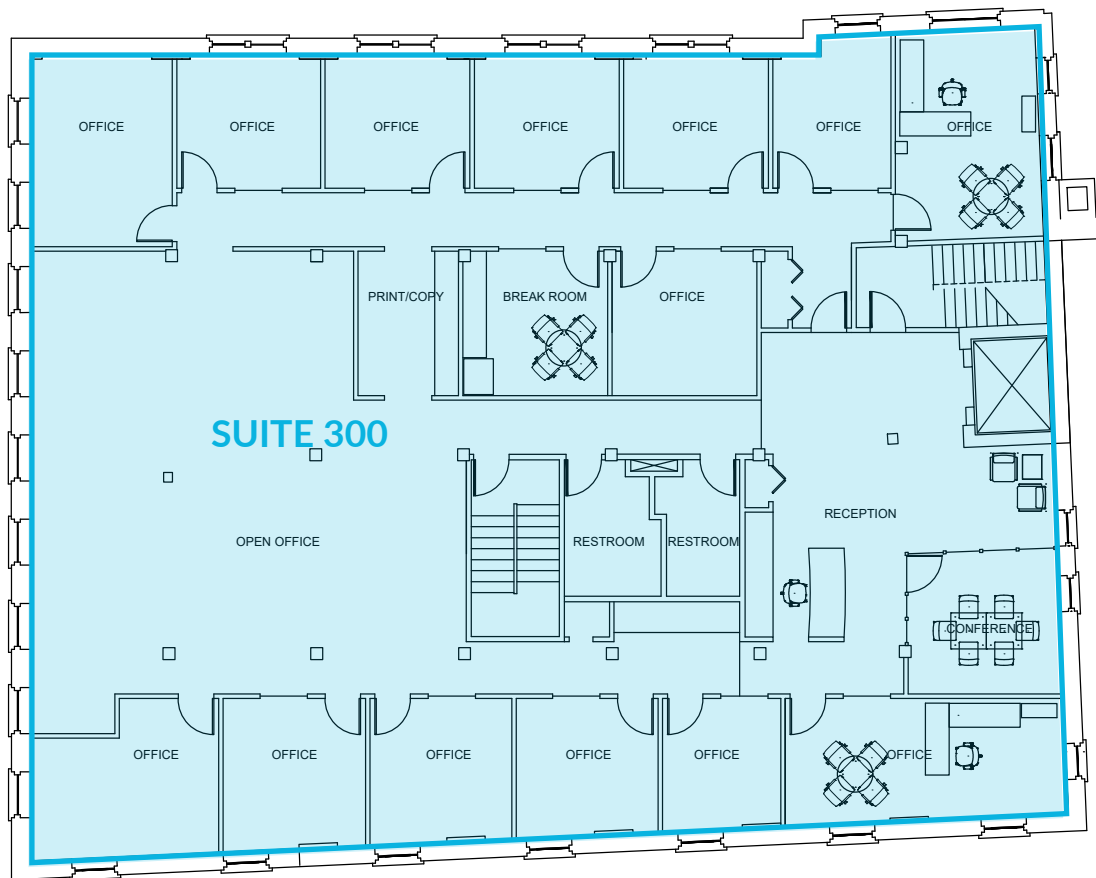


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SUITE 300 ENTIRE 3RD FLOOR | FLOOR PLAN



SUITE 300 | ROOFTOP VIEW



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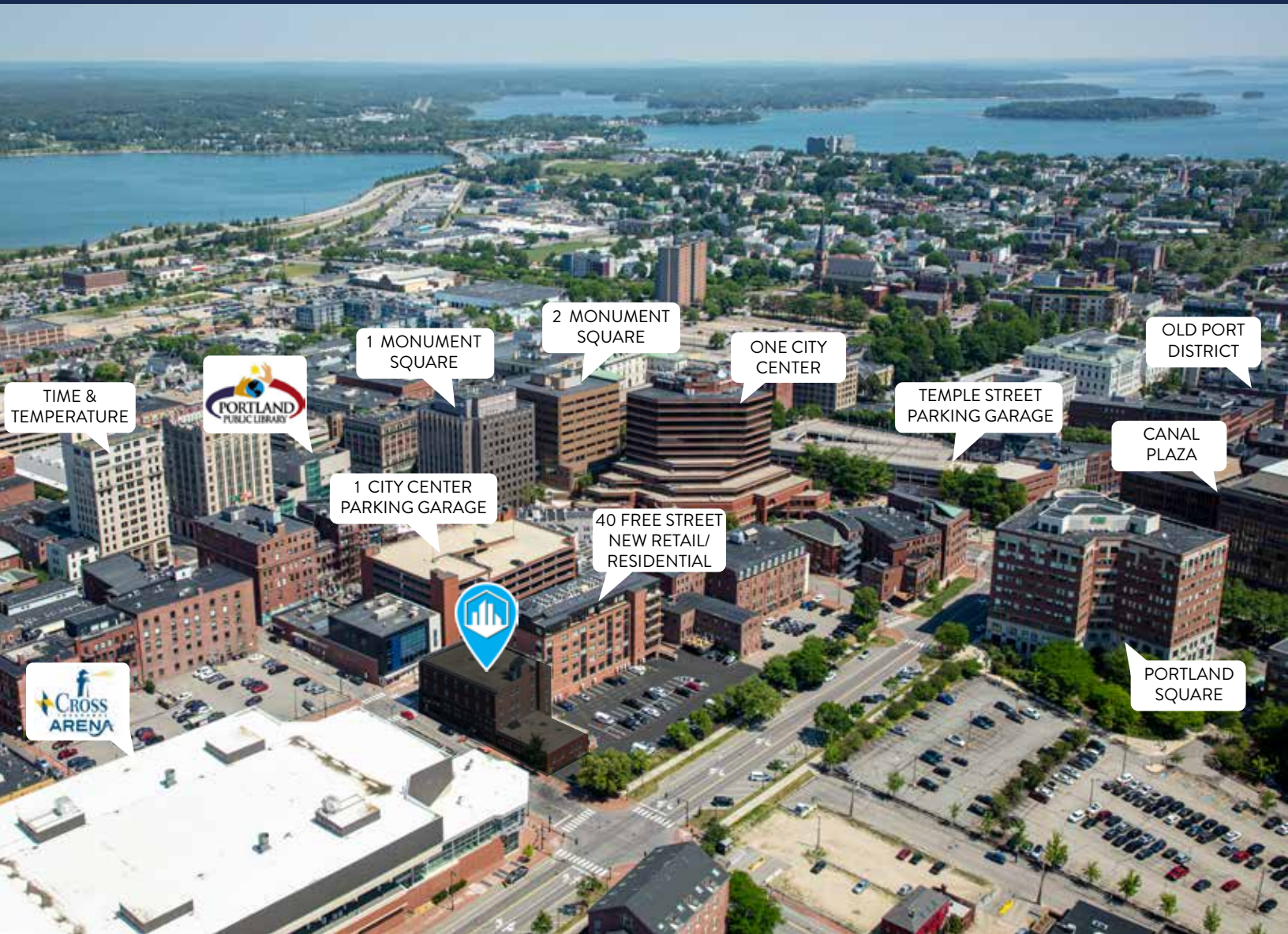


SUITE 300 | INTERIOR PHOTOS



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