



## Property Highlights

- Office suites available
- New Ownership, fresh painting and carpeting
- Convenient location in Bayside with easy access to 295 and the Old Port
- Parking available at below Market Rates in the Public Market Garage
- Other Tenants include Baxter Academy, Goodwill, Opportunity Alliance, Maine Health and others
- Lease Rate : \$17.50/SF MG

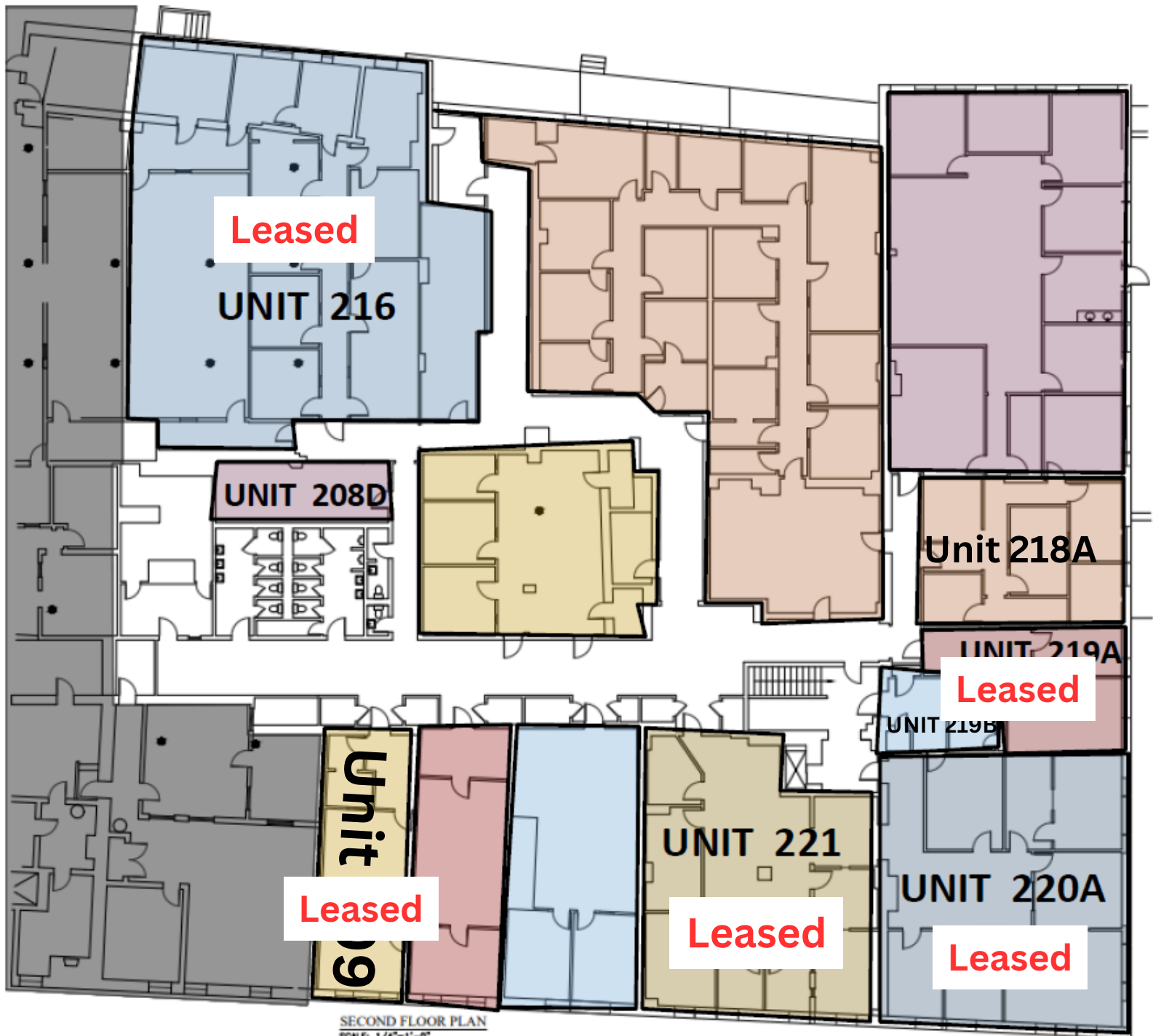


<b>Owner</b>	Port Property
<b>Lease Rate</b>	\$17.50/SF Modified Gross
<b>Utilities</b>	Electric charged back, heat included
<b>Parking Ratio</b>	3/1000
<b>Parking Rate</b>	\$135/mo per space
<b>Building Size</b>	110,000 SF
<b>Zoning</b>	B6
<b>Improvements</b>	Paint and Flooring offered

## Available Spaces

<del>175 Lancaster - Suite 209</del>	<del>745± SF</del>	<b>Leased</b>
<del>175 Lancaster - Suite 216</del>	<del>3,584± SF</del>	<b>Leased</b>
<del>175 Lancaster - Suite 220A</del>	<del>2,100± SF**</del>	<b>Leased</b>
<del>175 Lancaster - Suite 221</del>	<del>1,900± SF**</del>	<b>Leased</b>
175 Lancaster - Suite 218A- Available 11/30/2025	1,059± SF	
<del>175 Lancaster - Suite 209 Available 03/31/2026</del>	<del>745± SF</del>	<b>Leased</b>
175 Lancaster - Suite 208D	368± SF - \$400/ Month MG	

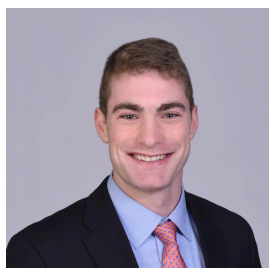




SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



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