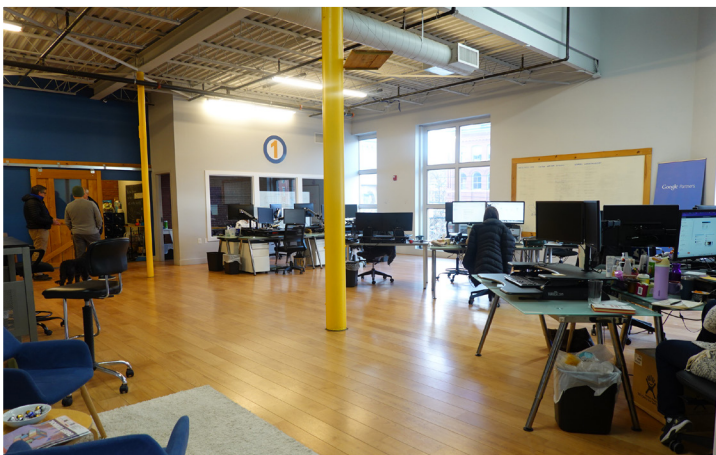


FOR LEASE • OLD PORT OFFICE

250 Commercial Street • Portland, ME



Peter Harrington

O 207.772.0088

C 207.318.8888

Peter@malonecb.com

3,319± SF OFFICE SUITE

- Great location in the heart of Commercial Street
- Open floor plan with four office buildouts, conference room and storage room
- The high ceilings and generously sized windows allow for ample natural light and views
- Parking available at market rates

LEASE RATE: \$19.00/SF NNN



PROPERTY SUMMARY

250 Commercial Street • Portland, ME

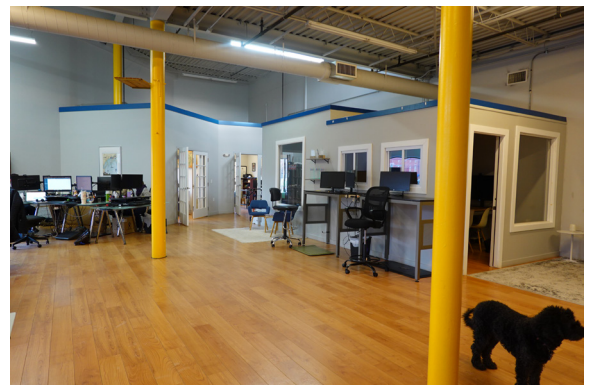


Site Info

OWNER:	CM Waterfront Properties LLC
DEED:	Book 27633, Page 261
ASSESSOR:	Map 31, Block K, Lot 34
LOT SIZE:	0.343± AC
SIGNAGE:	On building
PARKING:	Spaces available under separate agreement at market rates
ZONING:	WCZ – Waterfront Central Zone

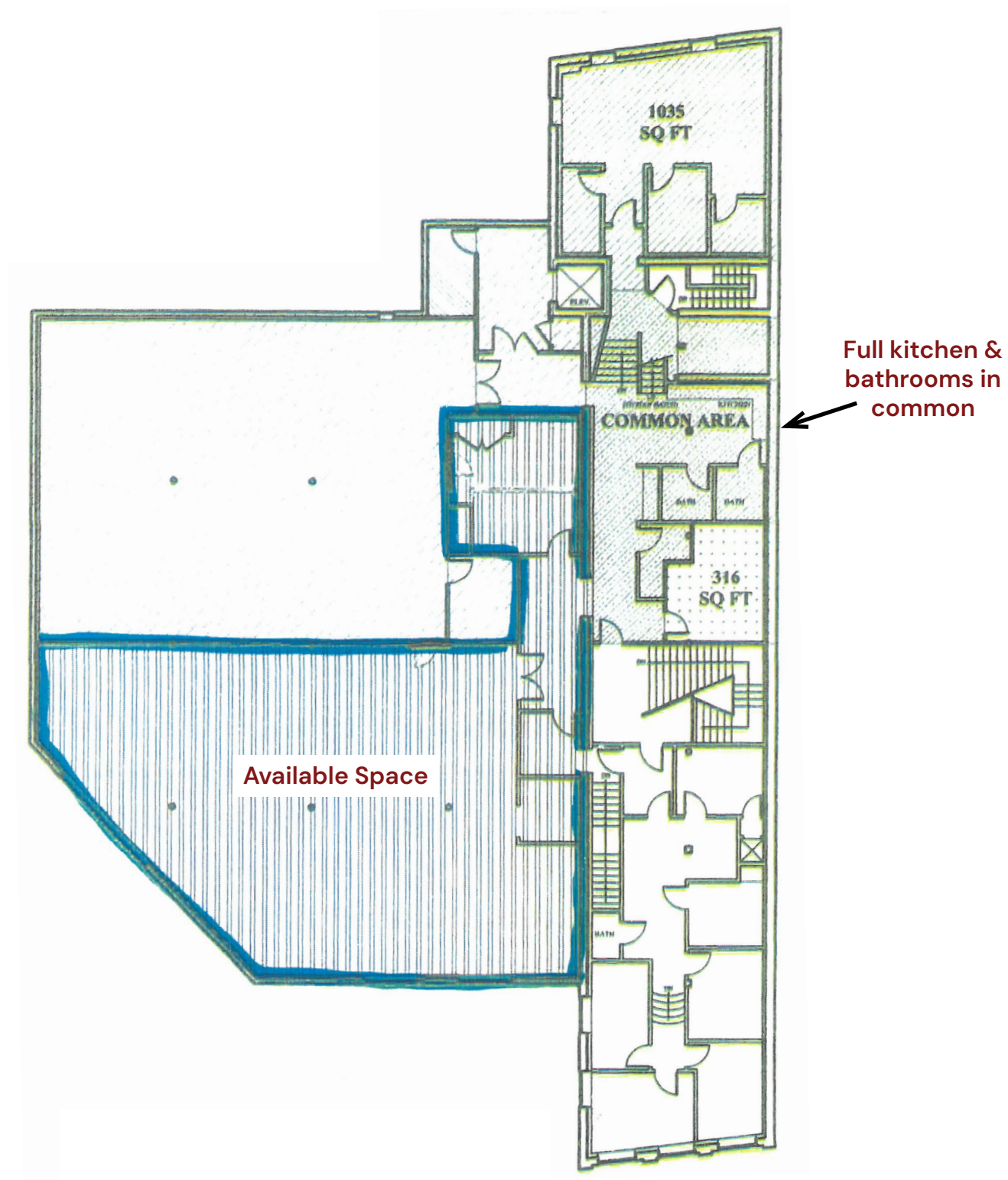
Building Info

BUILDING SIZE:	23,866± SF
AVAILABLE SPACE:	3,319± SF
YEAR BUILT:	1908; renovated in 2010
CONSTRUCTION:	Brick and masonry
ROOF:	Flat, rubber membrane
FLOORING:	Wood
CEILING HEIGHT:	14-18'±
ELECTRICITY:	200 amp; fluorescent & spot lighting
HVAC:	Central heat & A/C
UTILITIES:	Municipal water/sewer
RESTROOM:	Two in common with other tenants
KITCHEN:	Common area kitchen
ELEVATOR:	Freight only
SPRINKLER:	Yes



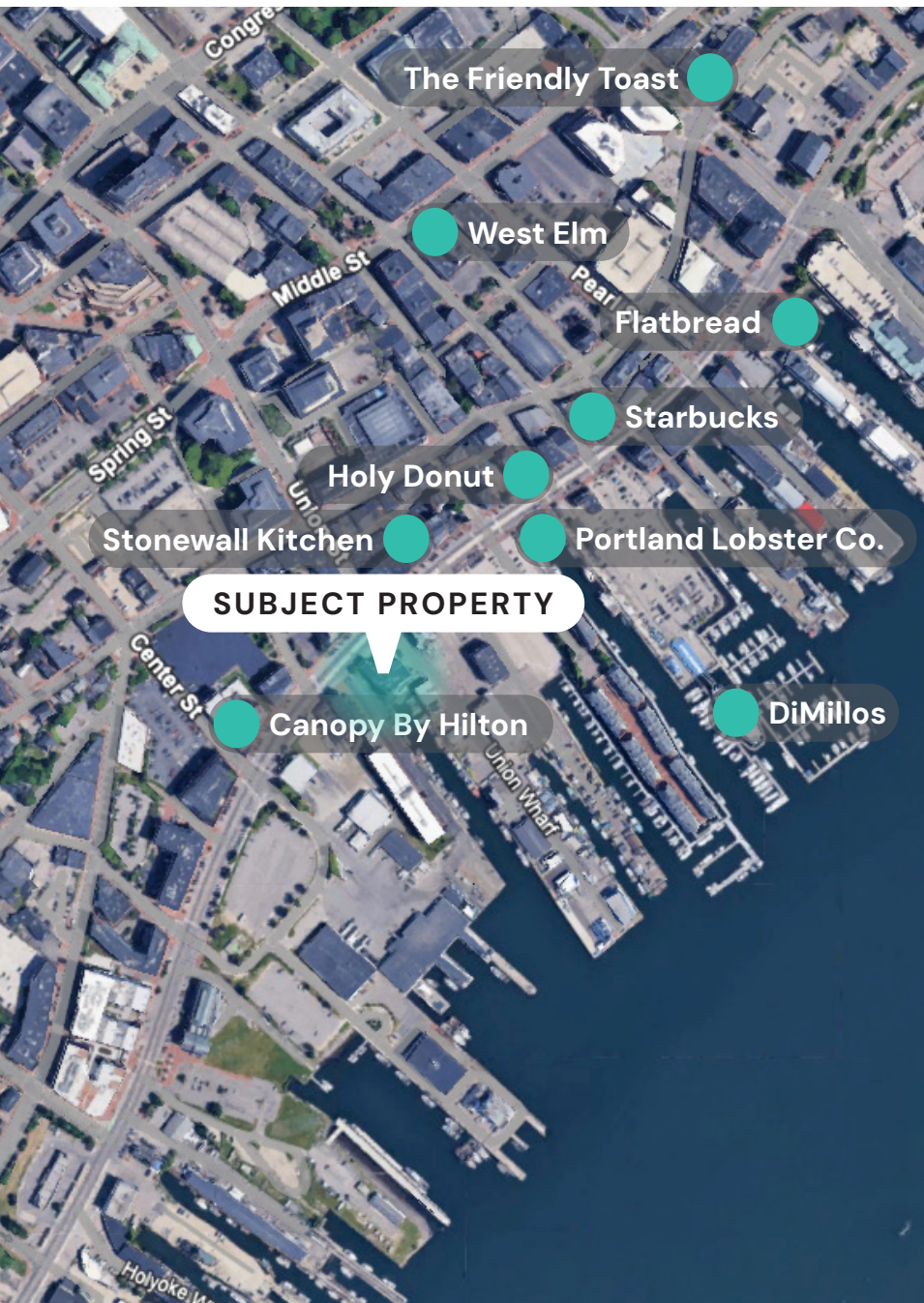
FLOOR PLAN

250 Commercial Street • Portland, ME



LOCATION MAP

250 Commercial Street • Portland, ME



NEARBY

STAY



DINE



SHOP

west elm



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