

FOR LEASE | OLD PORT OFFICES

217 Commercial Street | Portland, ME



CLASS A OFFICE SPACE

Suites available ranging in size from 1,020± SF, 1,156± SF and 1,831± SF office suites

Great location in the heart of the Old Port

Exposed brick & beam, wood floors, abundant natural light

Perfect opportunity for small office users

LEASE PRICE: \$25.75 - \$26.50/SF MG
Heat & A/C included



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MALONE COMMERCIAL BROKERS

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PROPERTY SUMMARY

217 Commercial Street | Portland, ME



OWNER: Chase Block

DEED: Book 35425, Page 255

ASSESSOR: Map 32, Block V, Lot 5

BUILDING SIZE: 32,000± SF

SPACE SIZE: Suite 200: 1,156± SF
Suite 202: 1,020± SF
Suite 205: 1,831± SF

YEAR BUILT: Circa 1800s

CONSTRUCTION: Brick and granite

FOUNDATION: Full

FLOORING: Carpet and wood mix

CEILING HEIGHT: 14'

ELECTRICITY: 3 phase, 800 amp

HVAC: Gas/electric, included in base rent

UTILITIES: Municipal

RESTROOM: ADA compliant
in common

SPRINKLER: Wet system

ELEVATOR: Yes

SECURITY SYSTEM: Yes, camera security system

SIGNAGE: Lobby directory

PARKING: Spaces may be available at market rates

ROAD FRONTAGE: 33'±

ZONING: B-3 Downtown
Business District

PROPERTY TAXES: \$61,480.13

FLOOR PLANS

217 Commercial Street | Portland, ME



SUITE 200 Configuration

1,156± SF

Reception area, open work space, two offices, conference room, kitchenette

Features exposed brick, wood floors

\$26.50/SF MG



FLOOR PLANS

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SUITE 202 Configuration

1,020± SF

One large open area with a storage room

Features exposed brick, wood beams, LED lights, wood floors

\$26.50/SF MG



FLOOR PLANS

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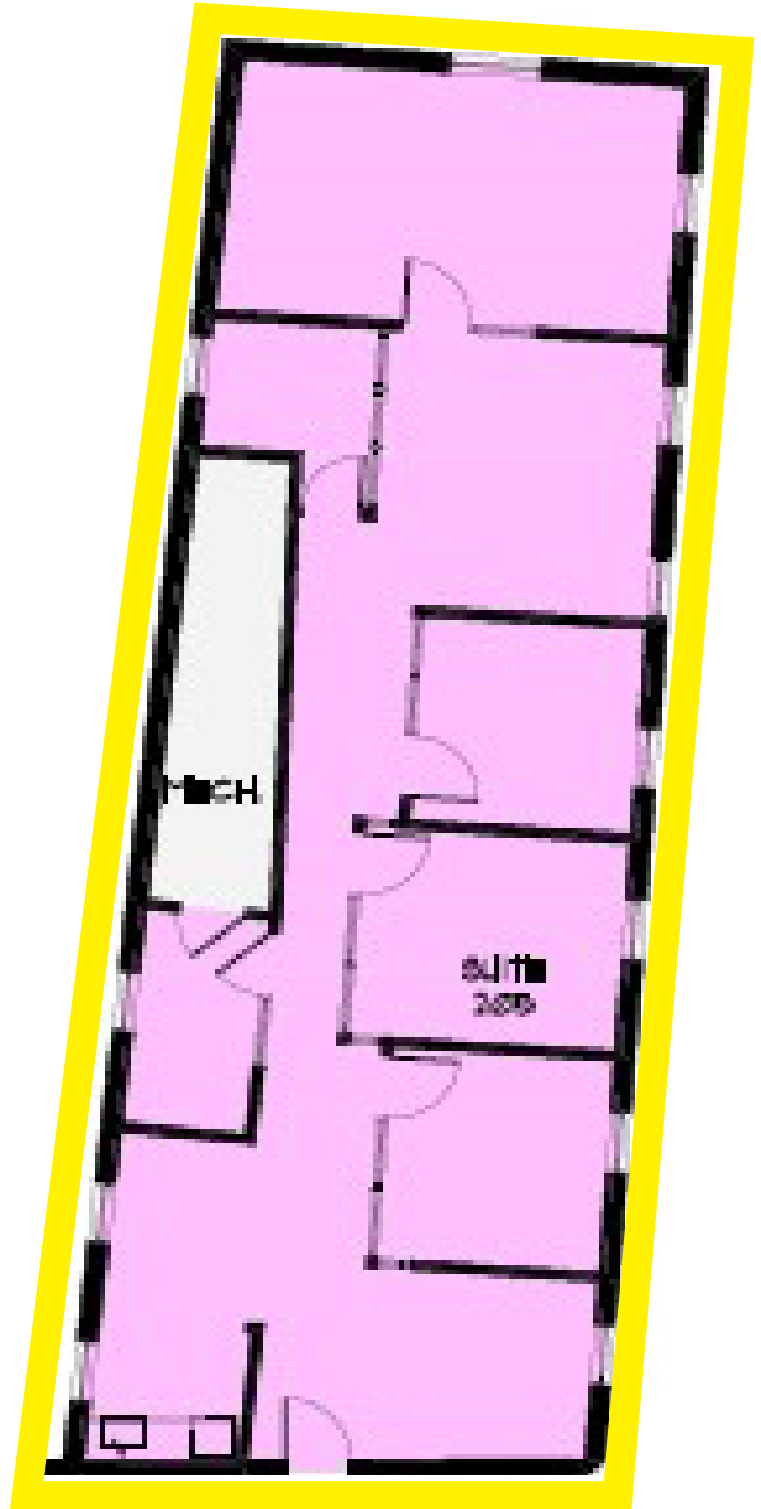
SUITE 205 Configuration

1,831 ± SF

Reception area, open work space, four offices, conference room, kitchenette

Features exposed brick, glass walls, wood floors

\$25.75/SF MG



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