

FOR LEASE | OLD PORT OFFICE

250 Commercial Street | Portland, ME



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 a market rates

LEASE RATE: \$19.00/SF NNN



PETER HARRINGTON

207.772.0088 D

207.318.8888 C

peter@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com

PROPERTY SUMMARY

250 Commercial Street | Portland, ME



OWNER: CM Waterfront Properties LLC

DEED: Book 27633 Page 261

ASSESSOR: Map 31 Block K Lot 34

LOT SIZE: 0.343± AC

BUILDING SIZE: 23,866± SF

AVAILABLE SPACE: 3,319± SF

CONFIGURATION: Open floor space, conference room, four offices, storage room with common area kitchen and bathrooms

YEAR BUILT: 1908

CONSTRUCTION: Brick and masonry

RENOVATED: 2010

ROOF: Flat, rubber membrane

FLOORING: Wood

CEILING HEIGHT: 14' - 18±

ELECTRICITY: 200 amps

LIGHTING: Fluorescent and spot lighting

HEATING: Central

COOLING: Central

UTILITIES: Municipal water and sewer

RESTROOM: Two in common with other tenants

SPRINKLER: Yes

ELEVATOR: Freight only

PARKING: Spaces available under separate agreement at market rates

SIGNAGE: On building

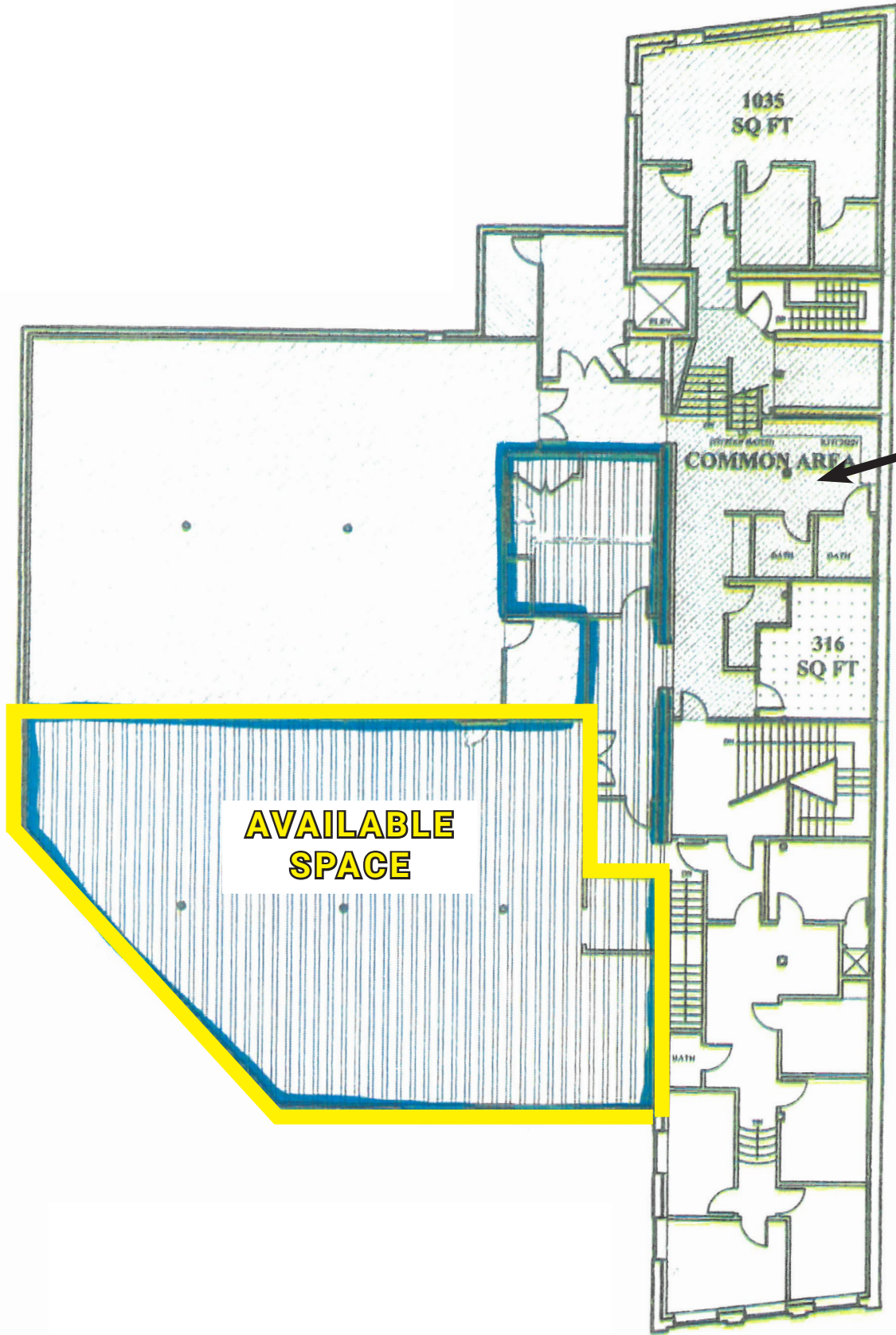
ZONING: WCZ - Waterfront Central Zone

TAXES: \$36,775.76



FLOOR PLAN

250 Commercial Street | Portland, ME



**FULL
KITCHEN
AND
BATHROOMS
IN COMMON**

**AVAILABLE
SPACE**

FOR LEASE | OLD PORT OFFICE

250 Commercial Street | Portland, ME



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



PETER HARRINGTON

207.772.0088 D

207.318.8888 C

peter@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com