

FOR LEASE • OFFICE
85 Exchange Street • Portland, ME



5,428± SF OFFICE SPACE

- Entire third floor now available
- Some water views, overlooking Tommy Park
- Nicely configured with several private offices, conference rooms and open space
- Excellent Old Port location

LEASE RATE: \$24.25/SF MG



Peter Harrington
O 207.772.0088
C 207.318.8888
Peter@malonecb.com



PROPERTY SUMMARY

85 Exchange • Portland, ME



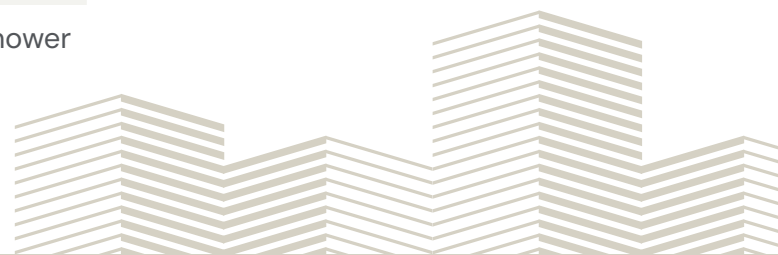
Site Info

OWNER:	Top of Exchange LLC
DEED:	Book 24099 Page 1
ASSESSOR:	Map 32 Block D Lot 4
LOT SIZE:	6,238± SF
SIGNAGE:	Lobby Directory
PARKING:	Available under separate agreement
ZONING:	B3 Downtown Business
PROPERTY TAXES:	\$52,709.60



Building Info

BUILDING SIZE:	31,240± SF
YEAR BUILT:	1866
CONSTRUCTION:	Historic brick and granite
STORIES:	Four story
ROOF:	Flat
SIDING:	Brick
FOUNDATION:	Full
FLOORING:	Wood and carpet mix
CEILING HEIGHT:	10 - 14'
ELEVATOR:	Direct elevator access
ELECTRICITY:	Circuit breakers
HVAC:	Central
UTILITIES:	Municipal water/sewer
LIFE SAFETY:	Sprinkler system
RESTROOM:	Two with one ADA compliant shower



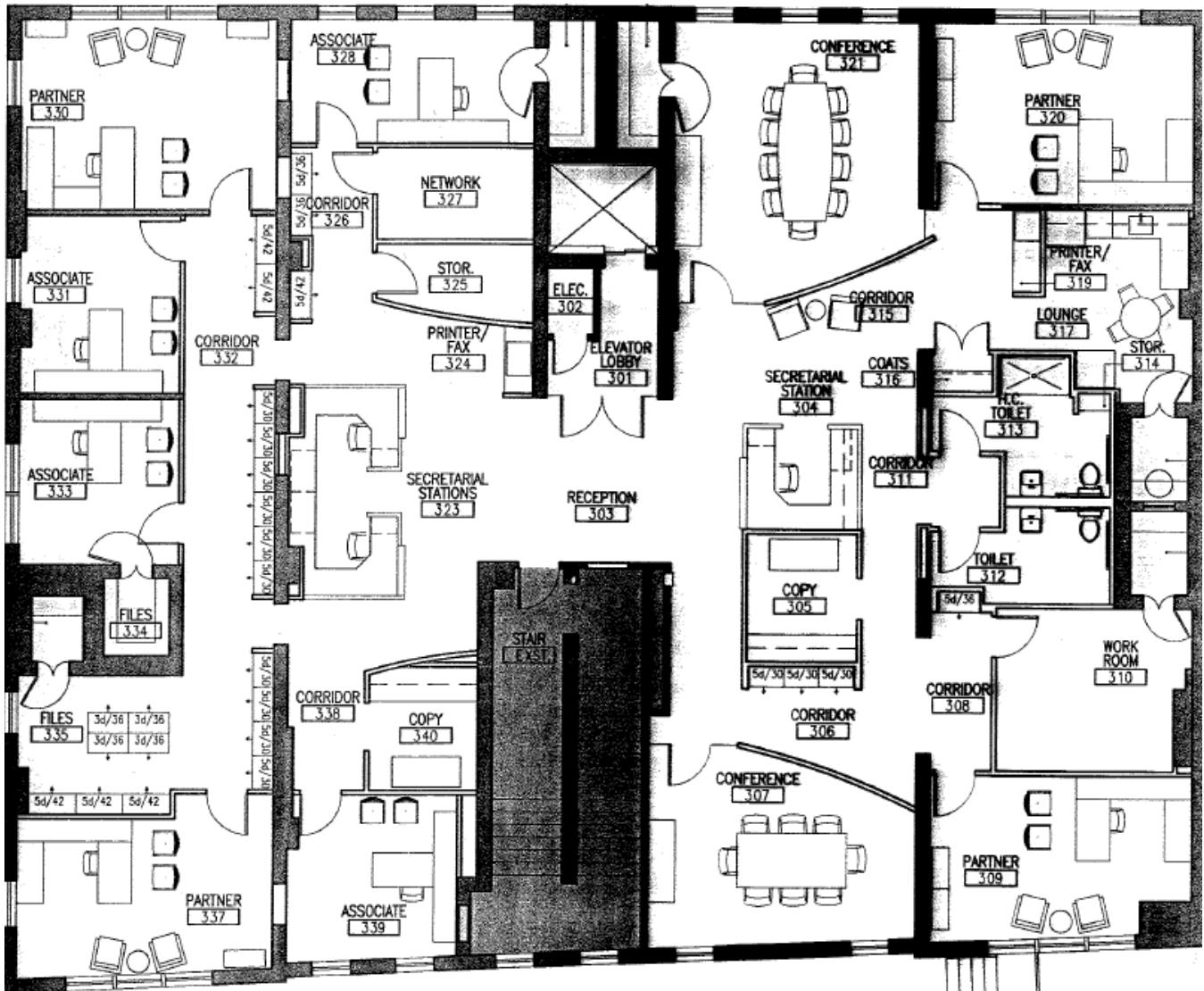
FLOOR PLAN

85 Exchange Street • Portland, ME



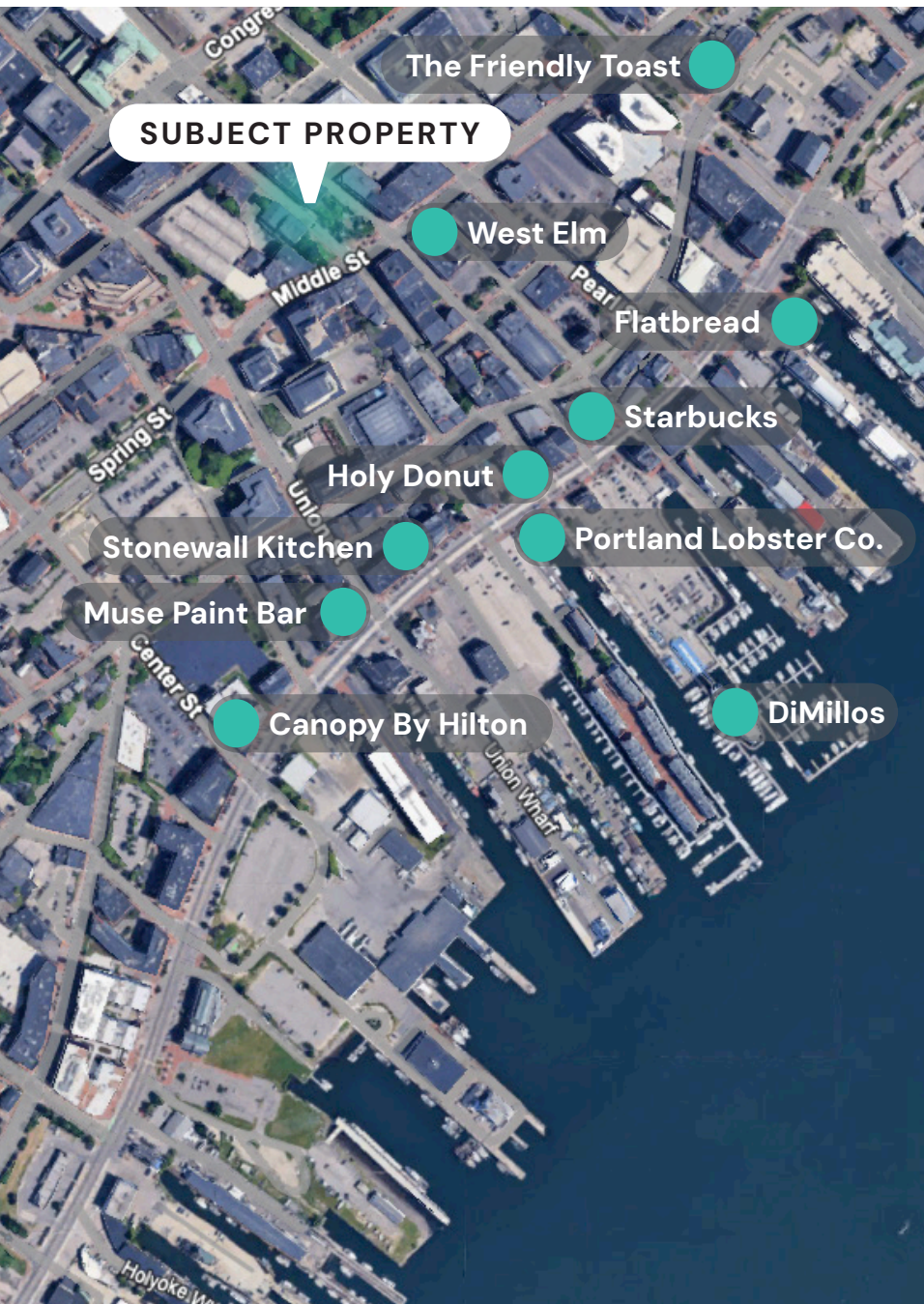
Configuration

5,428± SF full third floor
Nine private offices, kitchen/break room, reception, open work area, two restrooms, two conference rooms, server/network room, file storage area



LOCATION MAP

85 Exchange Street • Portland, ME



NEARBY

STAY



DINE



SHOP

west elm



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.