

FOR SUBLEASE



75 WASHINGTON AVENUE, UNIT 3B
PORTLAND, ME 04101

PROPERTY HIGHLIGHTS

- 10,308±SF office suite available in Portland Peninsula's most iconic mixed-use building.
- Completely renovated in 2020 with high-end finishes throughout
- Numerous offices and conference rooms with glass storefronts, high ceilings, and brick & beam construction make this a one-of-a-kind office setting.
- Located in the heart of inner Washington Avenue at the base of Munjoy Hill, this vibrant neighborhood is home to critically acclaimed retail and food & beverage businesses.
- Easy access to I-295 and Back Cove trail.
- On-site parking available. See broker for details.
- **Sublease rate: \$22.00/SF NNN**



THE BOULOS
COMPANY

PROPERTY HIGHLIGHTS

SUBLANDLORD Environmental Systems Research
Institution, Inc.

BOOK/PAGE 34885/188

BUILDING SIZE 132,430

NO. OF STORIES Three (3)

YEAR BUILT 1920; Renovated in 2018

AVAILABLE SPACES Suite 3B: 10,308± SF

ZONING B-4

HVAC Gas-fired forced hot air
Central AC

ELEVATORS Yes

PARKING On-site parking available included
in lease rate. See broker for details!

WALK SCORE 95 - Walker's paradise

LEASE RATE \$22.00/SF NNN

EST. NNN EXPENSES \$6.26/SF



SUITE 3B PHOTOS



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