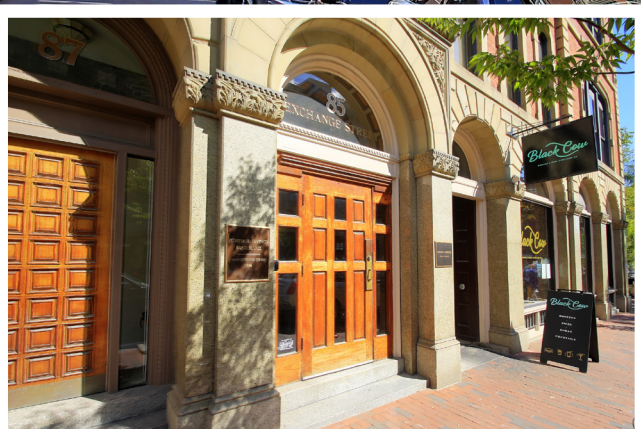


FOR LEASE • OFFICE

85 Exchange Street • Portland, ME



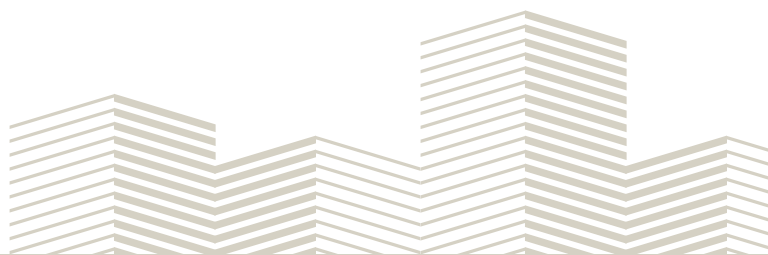
5,428± SF OFFICE SPACE

- 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: \$25.00/SF MG



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C 207.318.8888
Peter@malonecb.com



PROPERTY SUMMARY

85 Exchange • Portland, ME



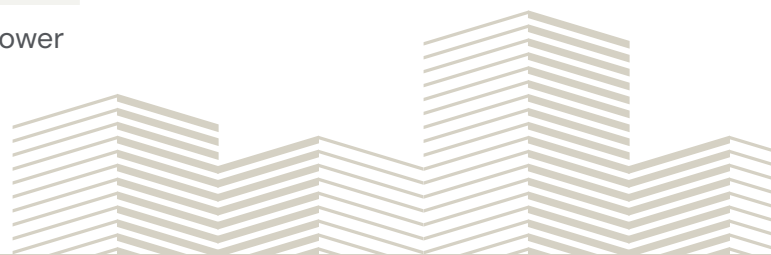
Site Info

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



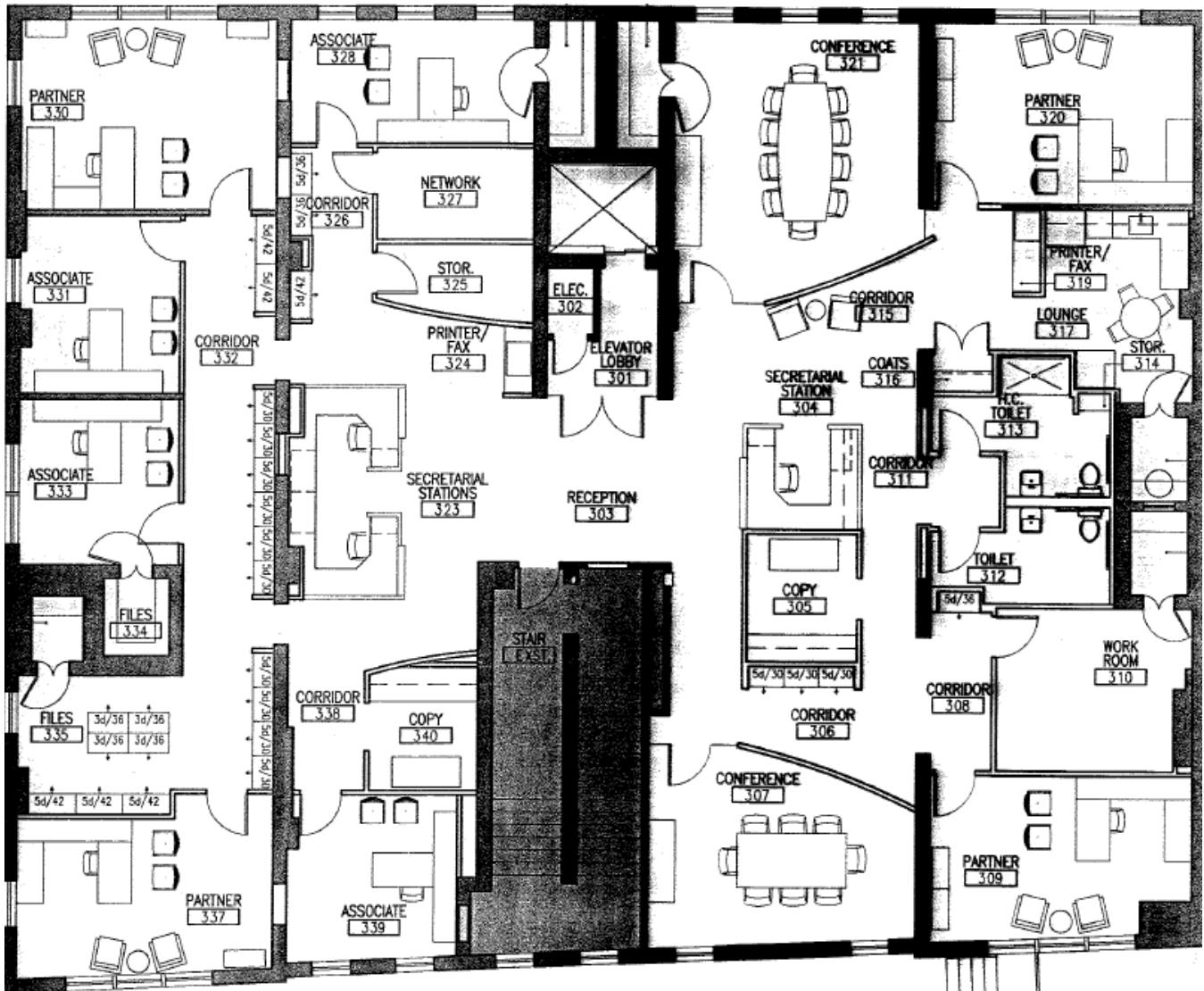
FLOOR PLAN

85 Exchange Street • Portland, ME



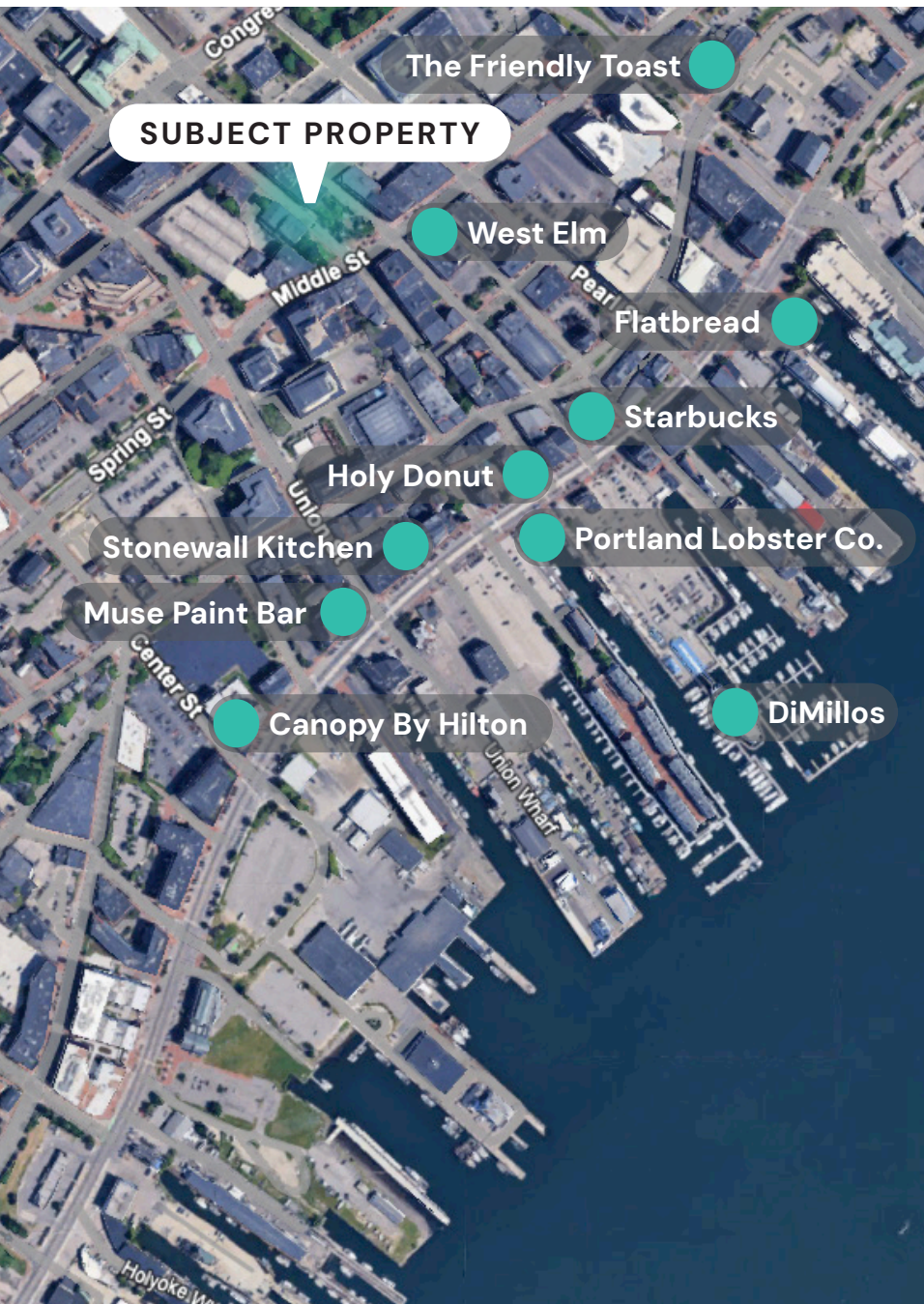
Configuration

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



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