

# FOR LEASE • RETAIL/OFFICE

6 City Center • Portland, ME



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## 1,469± SF RETAIL/OFFICE

- Second floor space with exposed brick, wood floors and wood trim, and City Center views
- Professional office/retail building in the downtown financial district across from One City Center tower
- Currently a salon but can be converted to office
- City Center area offers restaurants, retail, upscale gym and parking garage
- Join Hopkinson & Abbondanza, Hallett Whipple Weyrens, Paragon Management and H&E Paint Bar

**LEASE RATE: \$16.00/SF MG**



# PROPERTY SUMMARY

## 6 City Center • Portland, ME



### Site Info

|                 |                                                |
|-----------------|------------------------------------------------|
| OWNER:          | Six City Center LLC                            |
| DEED:           | Book 32095, Page 276                           |
| ASSESSOR:       | Map 32, Block P, Lot 4                         |
| LOT SIZE:       | 0.18± AC                                       |
| SIGNAGE:        | On lobby directory                             |
| PARKING:        | Area parking available at \$175–225± per month |
| ZONING:         | B–3 – Downtown Business                        |
| PROPERTY TAXES: | \$40,368.98                                    |

### Building Info

|                 |                                                                                     |
|-----------------|-------------------------------------------------------------------------------------|
| BUILDING SIZE:  | 28,000± SF                                                                          |
| SPACE SIZE:     | 1,469± SF                                                                           |
| CONFIGURATION:  | Front room, three additional office areas, kitchenette, full bathroom and storeroom |
| YEAR BUILT:     | Late 1860s with significant Renovations in the last years                           |
| CONSTRUCTION:   | Four-story brick and granite                                                        |
| ROOF:           | Shingles                                                                            |
| SIDING:         | Brick                                                                               |
| FLOORING:       | Hardwood and laminate mix                                                           |
| LIGHTING:       | Spot and parabolic style                                                            |
| CEILING HEIGHT: | 8'±                                                                                 |
| ELECTRICITY:    | Paid by Tenant                                                                      |
| HVAC:           | Electric, paid by the Tenant                                                        |
| HOT WATER:      | Arranged, paid by Tenant                                                            |
| UTILITIES:      | Municipal water/sewer, Septic                                                       |
| KITCHEN:        | Yes or No                                                                           |
| RESTROOM:       | One (1)                                                                             |
| SPRINKLER:      | Yes                                                                                 |
| ELEVATOR:       | Yes                                                                                 |

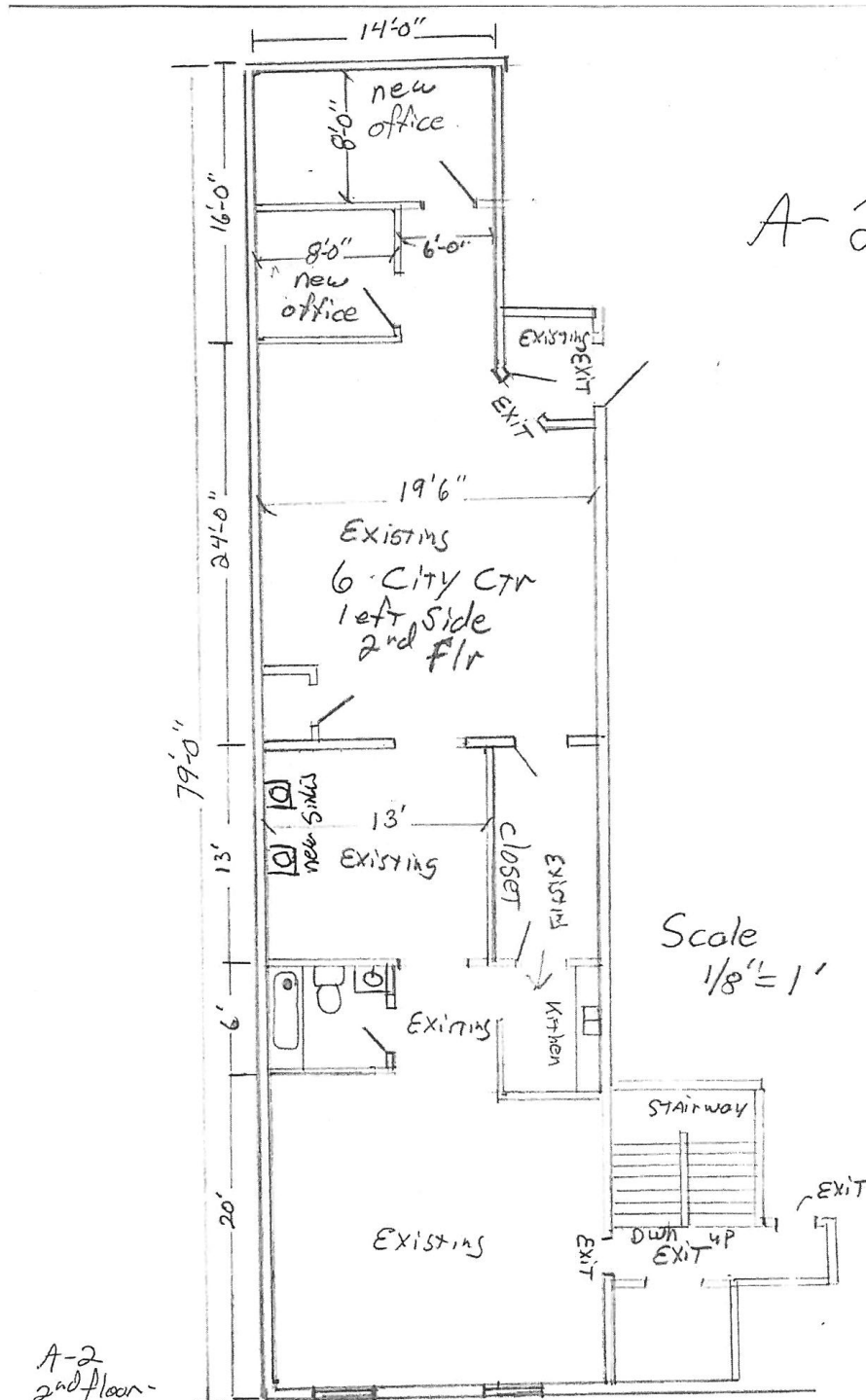


# FLOOR PLAN

6 City Center • Portland, ME



Inspection Division  
Date: 07/17/13

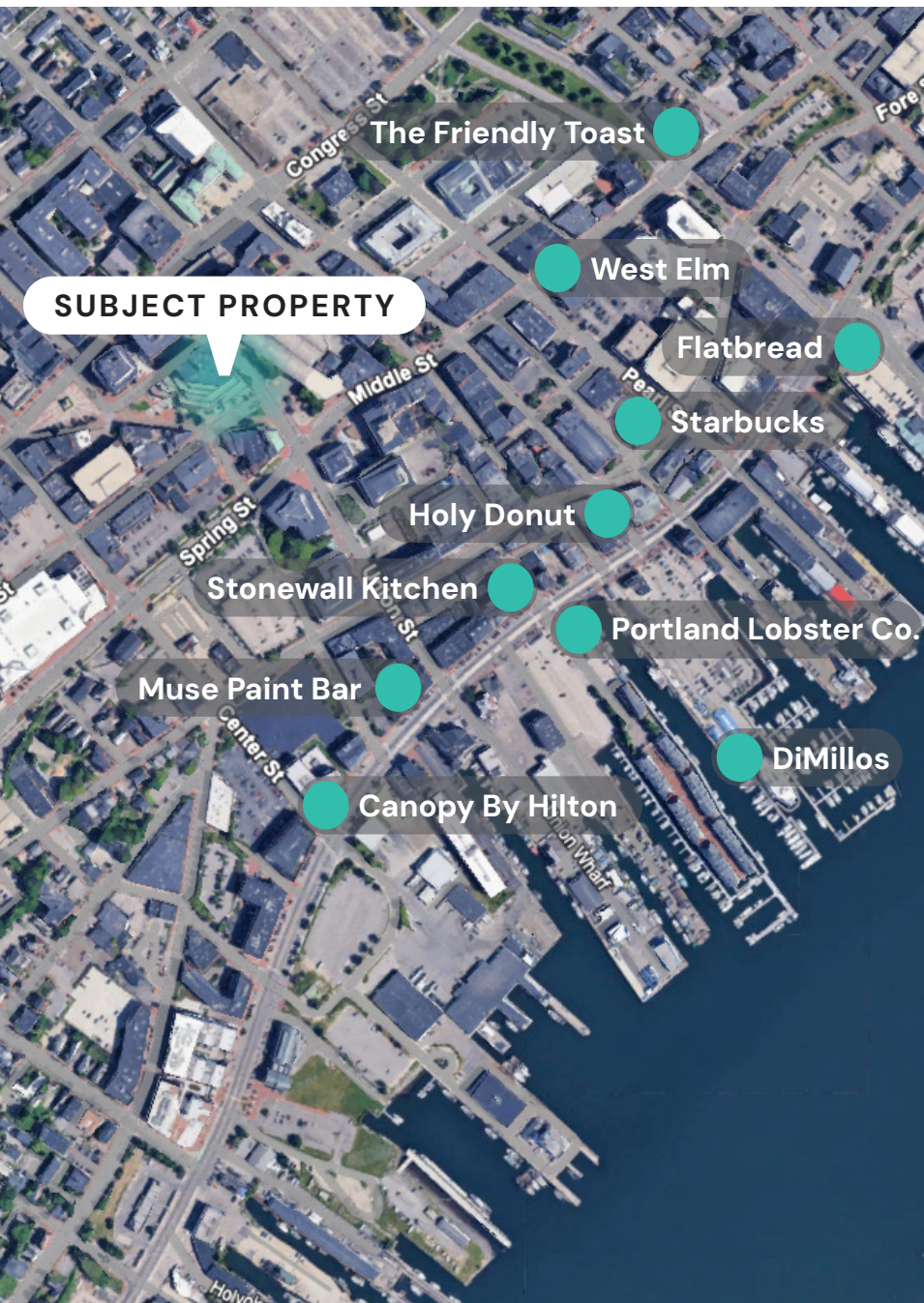


Scale  
1/8" = 1'

A-2  
2nd floor -  
Left

# LOCATION MAP

6 City Center • Portland, ME



## NEARBY

### STAY



### DINE



### SHOP

west elm



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