

# FOR LEASE

## 180 SF

### Professional Office Space

### Portland, Maine

- 31 Exchange Street, Suite 400, Portland ME
- 2nd Floor Office Suite Containing Storage Closet
- Exposed Brick Wall, Hardwood Flooring, High Ceilings
- Built In Safe For Storage Closet
- Fully Sprinklered Building, Shared Common Bathrooms
- Property Owner: B&C Limited
- Zoning B-3
- Available Immediately
- Lease Term 1-5 Years
- Rental Rate: \$450/mo. Modified Gross
- Rent Includes Heat, Water, Sewer, Electricity, Property Taxes & Insurance



**AKERS ASSOCIATES, INC.**  
**408 Fore Street, Portland, ME**  
**(207)-774-8300**

This Agency and Licensee represents the Seller's/Landlord's interest and, as such, has a fiduciary duty to disclose to the Seller/Landlord information which is material to the sale/lease, acquired from the Buyer/Tenant, or any other source.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

