

FOR LEASE | WATERFRONT OFFICE SPACE

41 UNION WHARF, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

- 1,250± SF second-floor office space available on Union Wharf
- At the heart of Portland's working waterfront with 360-degree Portland Harbor views
- Excellent natural light
- On site parking available, see broker for details
- Dynamic group of 27 tenants on the Wharf, 75% of which are seafood or blue economy businesses

LEASE RATE: \$2,979/Mo. MG



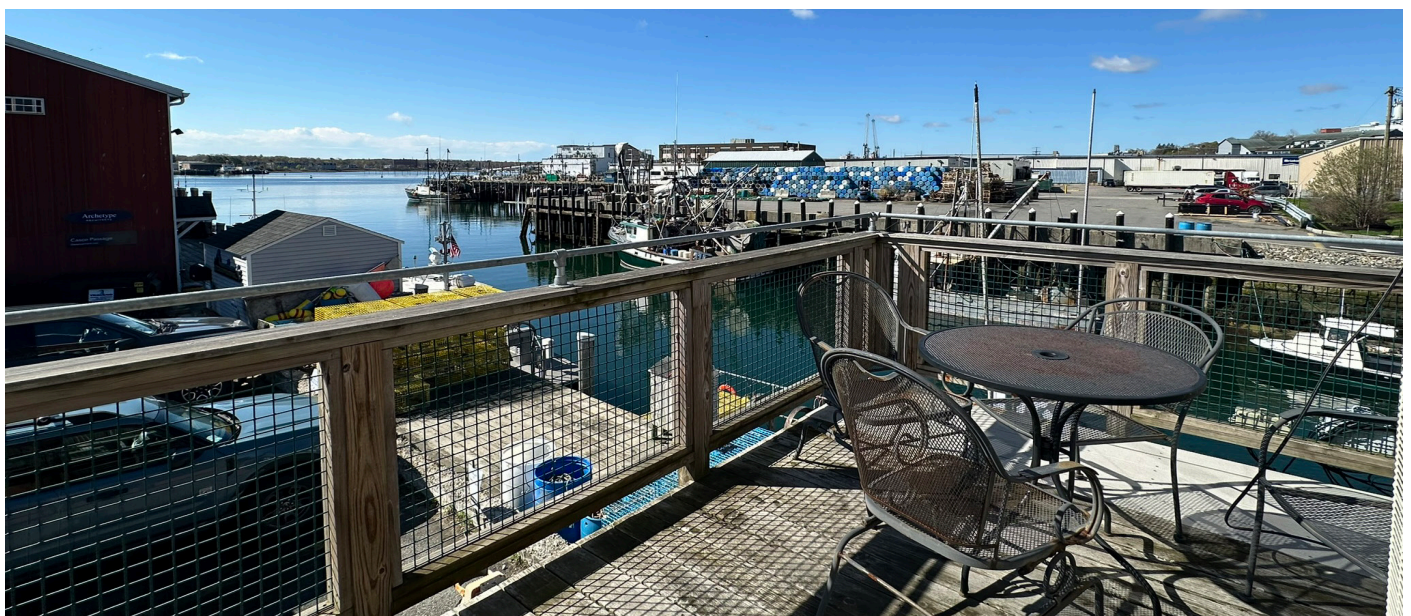
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PROPERTY DETAILS

OWNER	Union Wharf, LLC
ASSESSOR'S REF	031 L035001
REGISTRY OF DEEDS	39034/272
YEAR BUILT	1945, Renovated in 2014, with HVAC and aesthetic updates made in 2024
BUILDING SIZE	2,384± SF
AVAILABLE SPACE	1,250± SF
NUMBER OF STORIES	2
INTERIOR OFFICE SPACE	One large conference room, kitchenette, lounge area, open work space, plenty of storage, private deck
ZONING	WCZ (Waterfront Central), Overlay; Coastal Flood; Shoreland Zone
HEATING/COOLING	Electric mini-splits offer heating and cooling, propane fired baseboard heaters for supplemental heat
UTILITIES	Separately Metered
WATER/SEWER	Municipal
POWER	Single phase, 200 amp
RESTROOMS	One (1) private restroom with shower
PARKING	On site, up to 4 parking spaces available at market rates
DATE AVAILABLE	Immediately
AREA BUSINESSES	Other wharf tenants include Archetype Architects, MSRC, Determination Marine, Sawyer & Whitten, and more
AREA AMENITIES	Outdoor dining area, Union Wharf Market, Harbor Fish Market, Old Port Businesses
LEASE RATE	\$2,979/mo MG

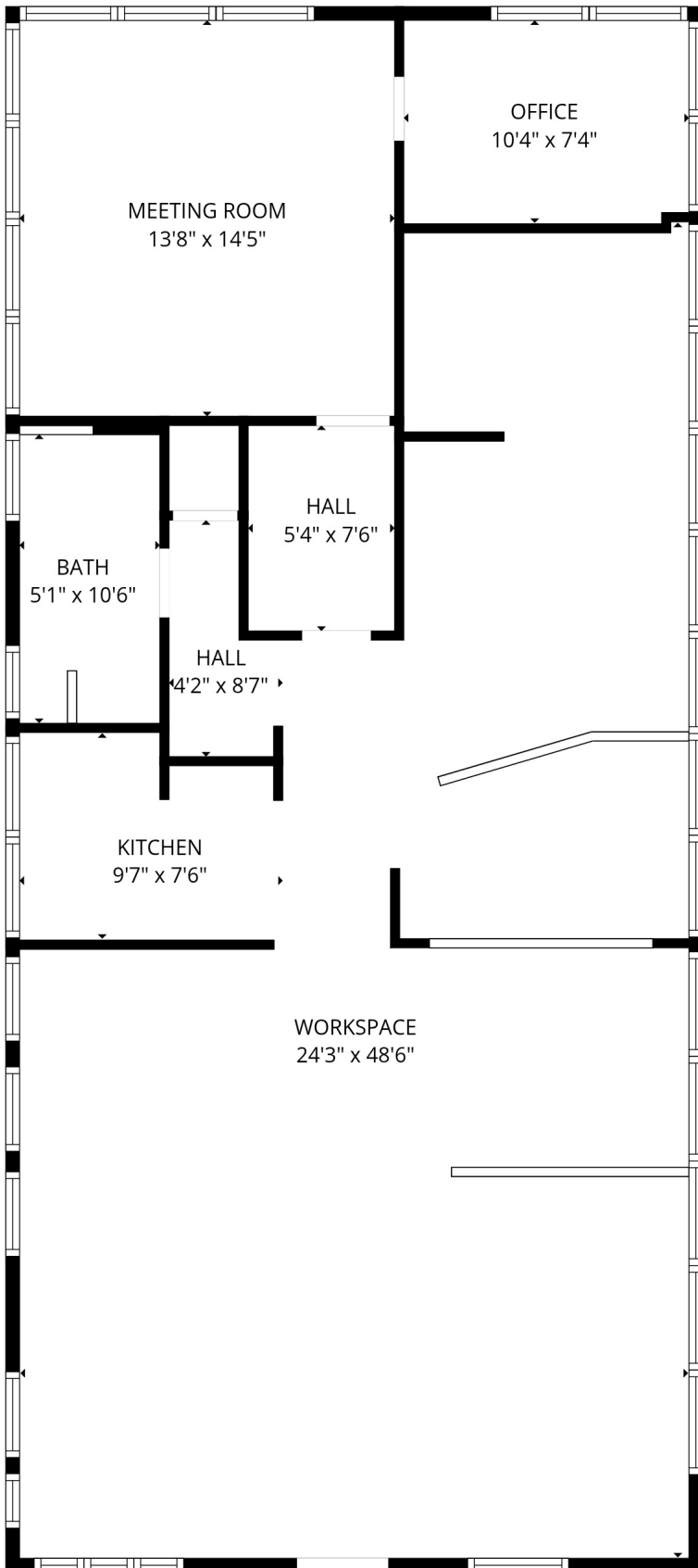


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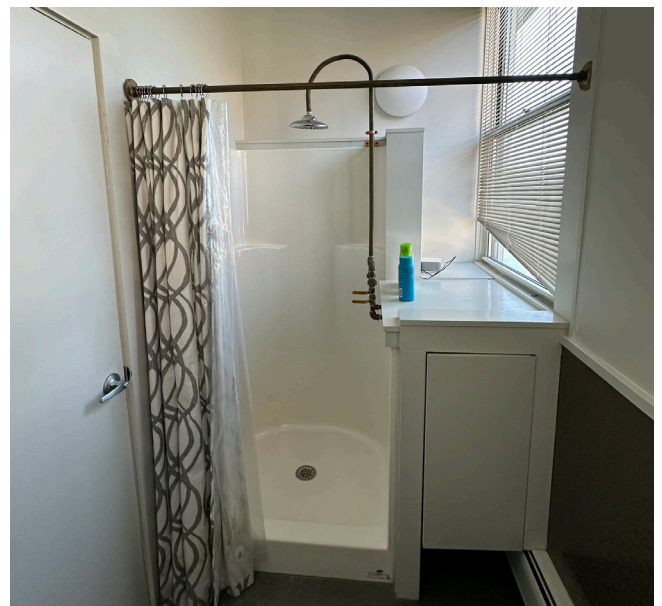
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FLOOR PLAN

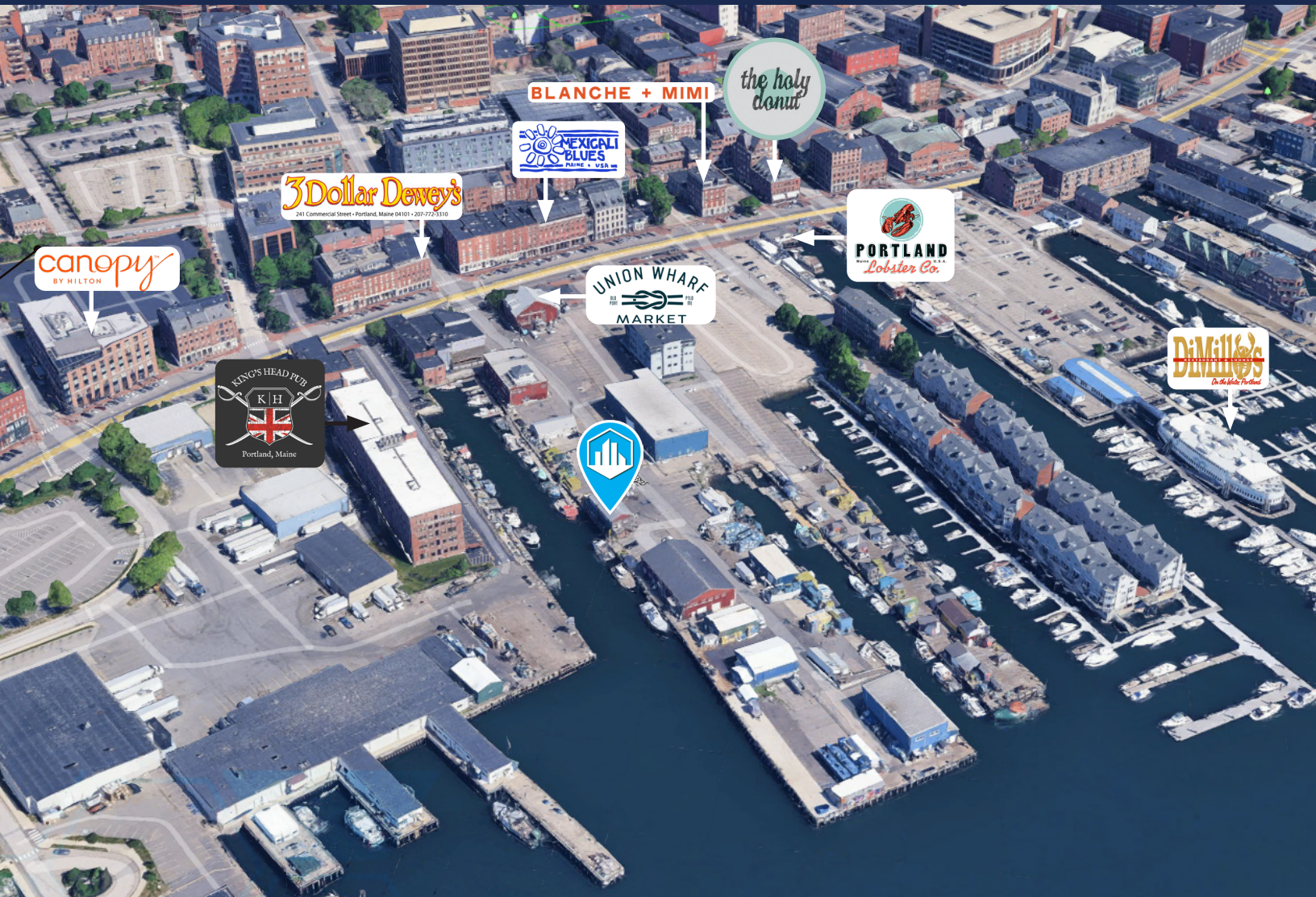


PHOTOS



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