

FOR LEASE | OFFICE

95 Exchange Street | Portland, ME



## OLD PORT OFFICE SPACE

Up to 6,411± SF of exceptional office space on the second and third floors

Great layout with many private offices, conference rooms, bathrooms, kitchen, server room and some open areas, elevator opens into the space

Convenient location on Upper Exchange with a walkability score of 99 - Walker's Paradise

**LEASE RATE: \$19.75/SF MG**



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# PROPERTY SUMMARY

95 Exchange Street | Portland, ME



**OWNER:** Top of Exchange LLC

**DEED:** Book 24099, Page 001

**ASSESSOR:** Map 32, Block D, Lot 3

**LOT SIZE:** 0.1± AC

**BUILDING SIZE:** 25,344± SF

**SPACE SIZE:** 6,411± SF, subdividable

**STORIES:** Four (4) plus basement

**YEAR BUILT:** 1876

**CONSTRUCTION:** Brick/stone

**ROOF:** Flat

**SIDING:** Brick/stone

**FLOORING:** Carpet

**ELECTRICITY:** Separately metered -  
Tenant is responsible

**HVAC:** Forced hot air; Central A/C

**UTILITIES:** Municipal water & sewer

**RESTROOM:** Two (2)

**SPRINKLER:** Yes

**ELEVATOR:** Yes

**SIGNAGE:** Exterior signage and lobby  
directory

**PARKING:** Street parking and local  
garages at market rates

**ZONING:** B3 - Downtown Business

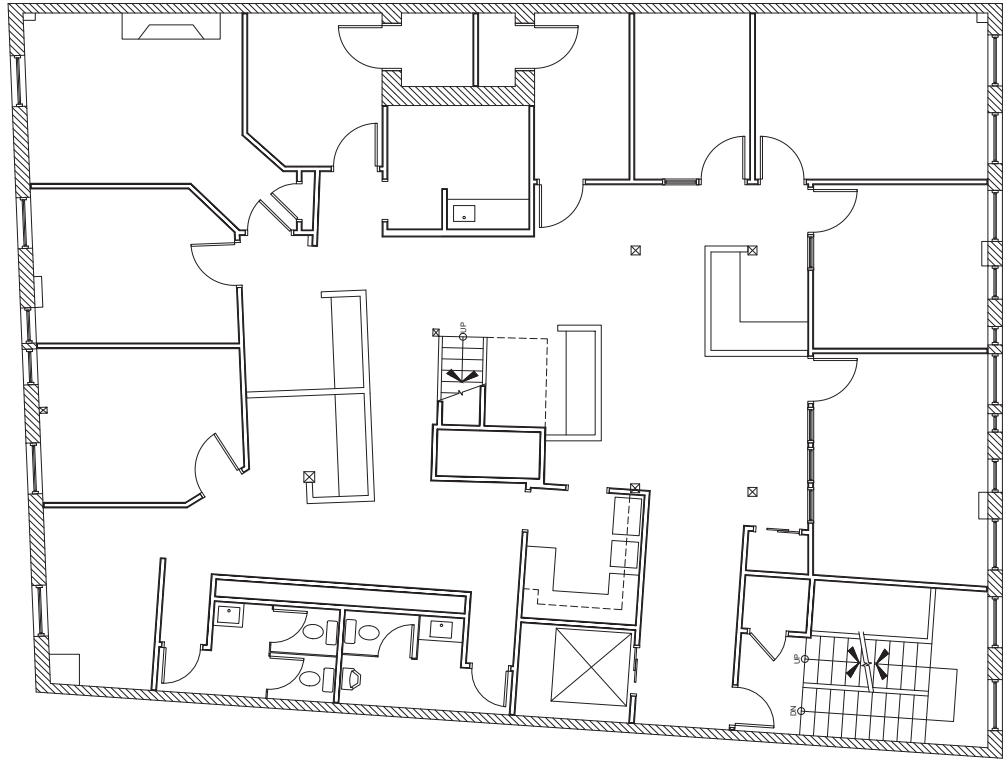


# FLOOR PLAN

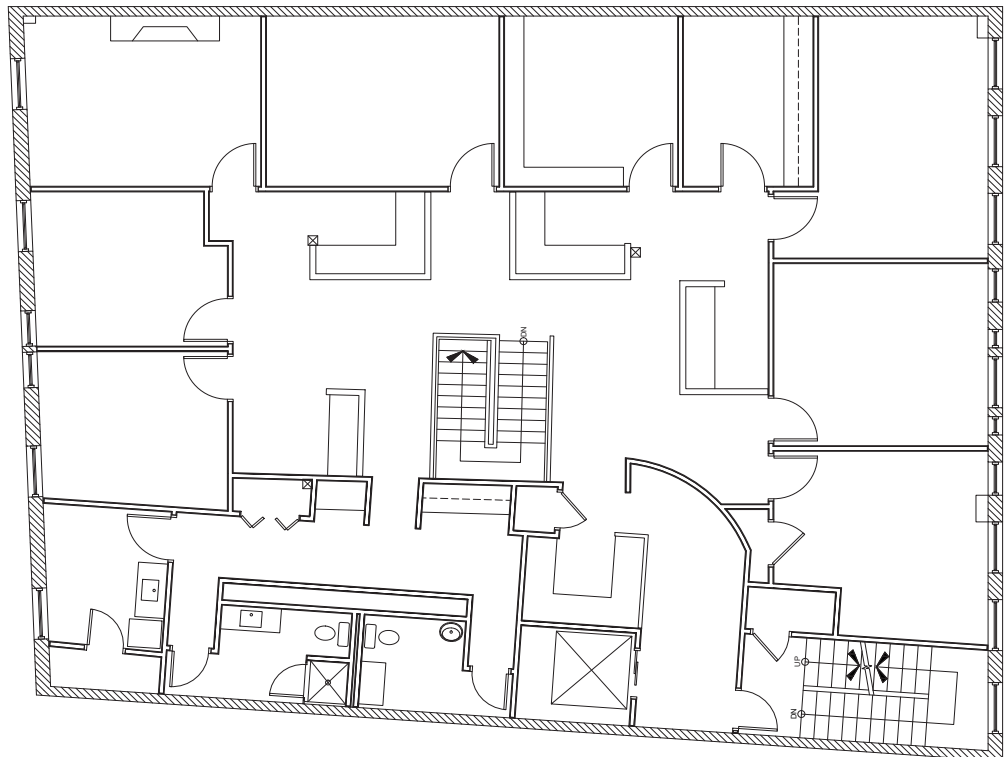
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## SECOND FLOOR



## THIRD FLOOR



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