

# Downtown Portland Office Space

One Canal Plaza | Portland, ME



## Property Highlights

- 14,160-42,475± SF of Class A office space for sub-lease in Canal Plaza, floors 5-7
- Prominent downtown location between Middle and Fore Street
- Large windows offer impressive 180 degree views of Casco Bay and bring ample natural light into the space
- Parking available in Fore Street garage
- Lease Rate : \$29.00/sf Modified Gross



PORTA & CO.

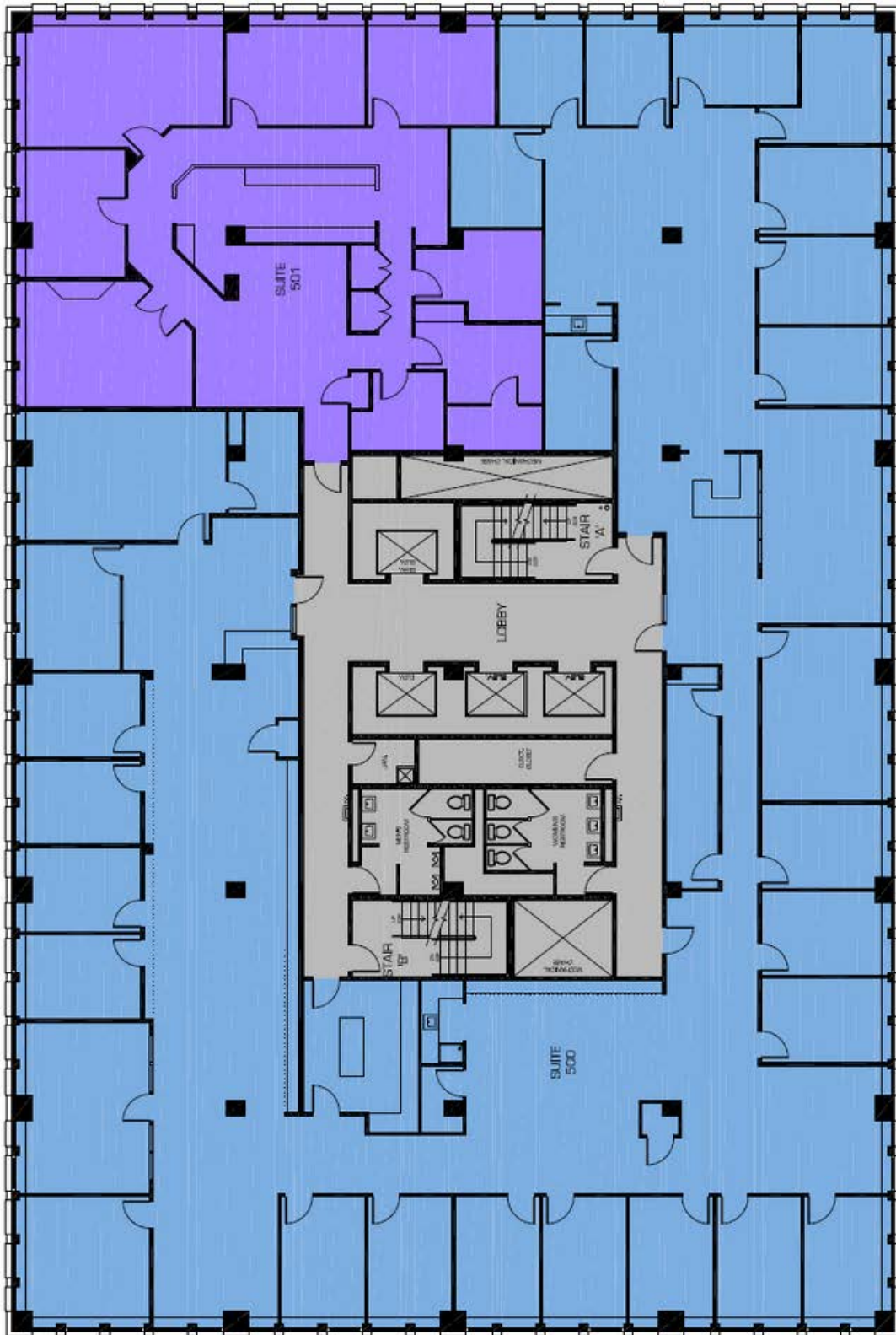
COMMERCIAL REAL ESTATE

30 Milk Street, Second Floor  
Portland, ME 04101  
207-747-1515  
[www.portacompany.com](http://www.portacompany.com)

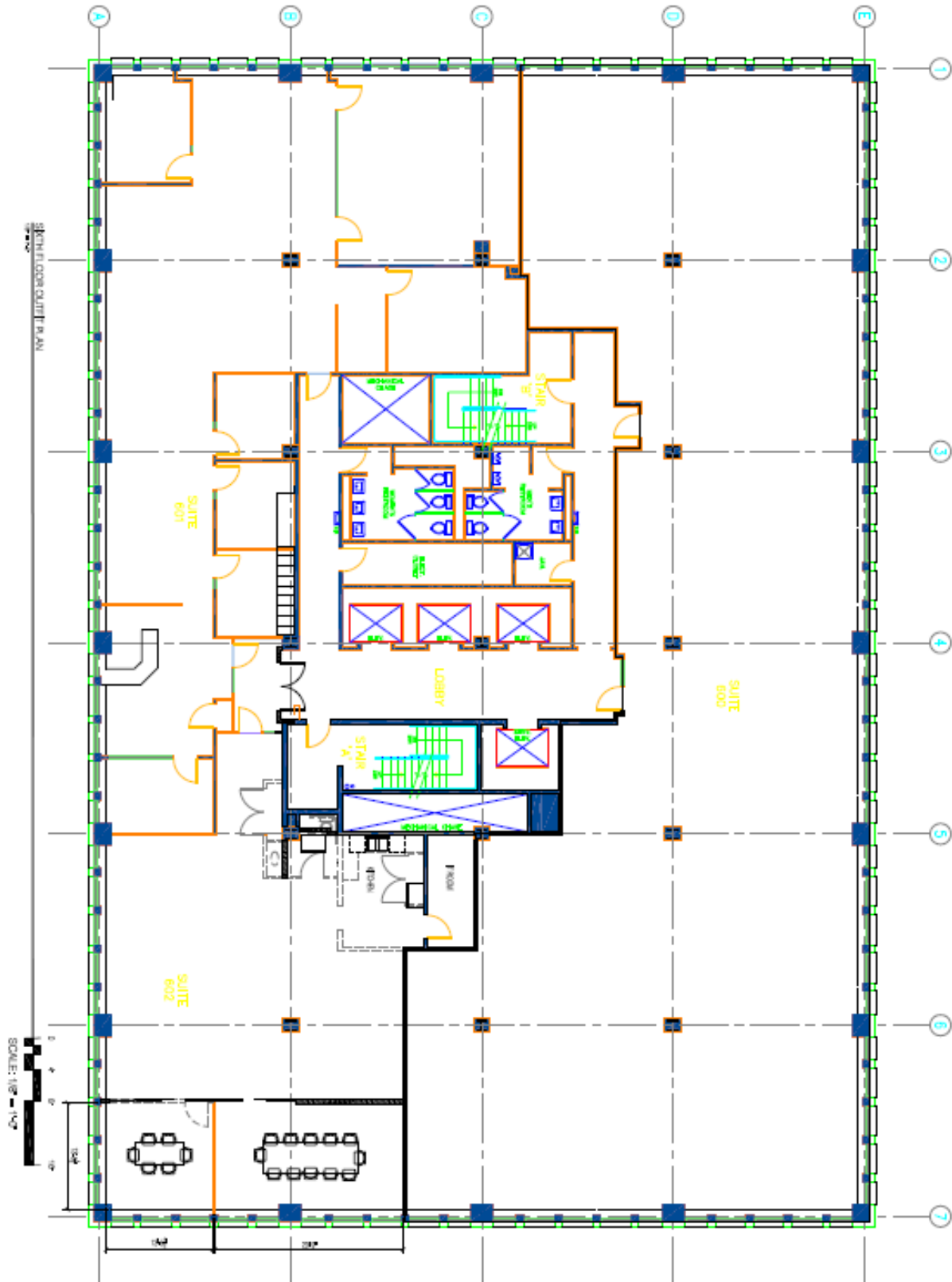
<b>Property Address:</b>	One Canal Plaza, Portland
<b>Owner:</b>	Cow Plaza 1 LLC
<b>Sub Landlord:</b>	Stone Coast Fund Services
<b>Building Size:</b>	150,755± SF
<b>Available SF:</b>	14,160-42,475± SF
	<i>Floors 5-7</i>
<b>Year Built:</b>	1973
<b>Utilities:</b>	Municipal
<b>Elevator:</b>	Yes (3)
<b>HVAC:</b>	Central Heat and A/C, Natural Gas
<b>Parking:</b>	2/1000 at Market Rates, Fore St Garage
<b>Lease Rate:</b>	\$29.00/SF Modified Gross
<b>TI Allowance:</b>	See Broker



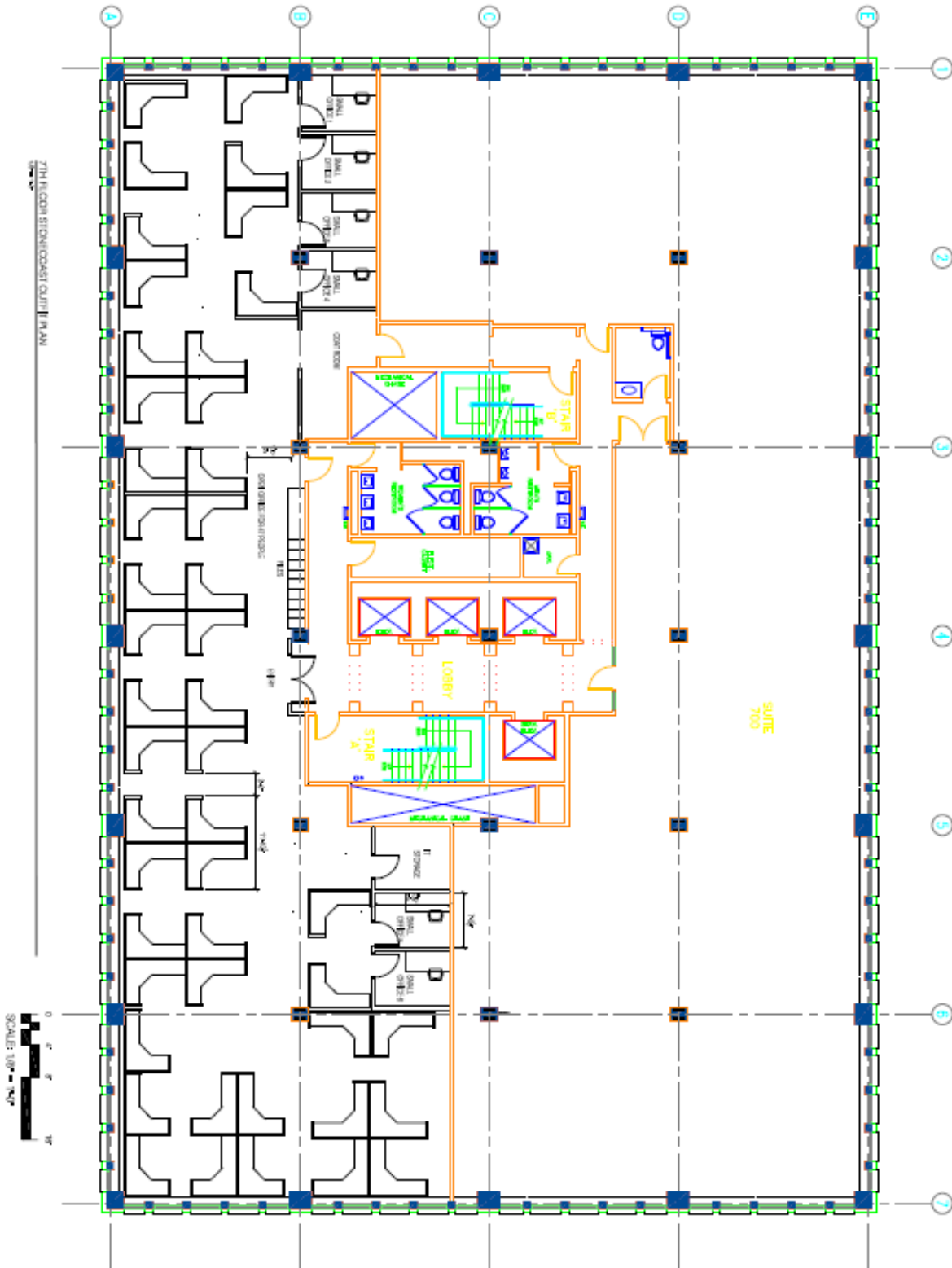
## 5th Floor



## 6th Floor



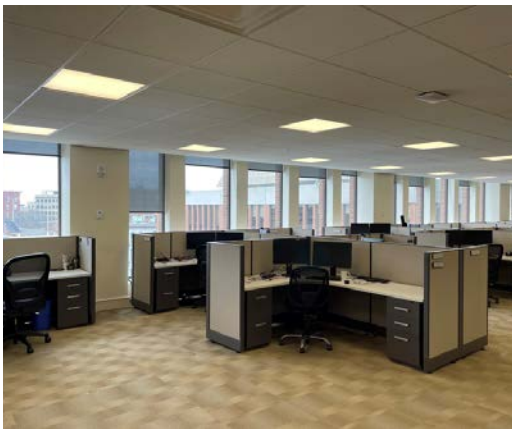
## 7th Floor



PORTA  
& CO.

# Property Photos

One Canal Plaza | Portland, ME



# One Canal Plaza

Portland | Maine



One Canal Plaza



MIDDLE STREET

HMPayson



Prudential



MEMIC

COMMERCIAL STREET

## CONTACT US



**Peter Gwilym**

Broker  
c: 207-272-4262  
o: 207-558-0901  
pgwilym@portacompany.com



**Joseph Porta**

Broker  
c: 207-712-6390  
o: 207-558-0884  
jporta@portacompany.com

This information has been obtained from sources believed reliable and is intended for informational use only. The information contained herein has not been verified for accuracy or completeness. It is recommended that prospective tenants and buyers conduct their own inspection of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

# PORTA & CO.

COMMERCIAL REAL ESTATE

30 Milk Street, Second Floor  
Portland, ME 04101  
207-747-1515  
www.portacompany.com