



PORTLAND'S BEST KNOWN ADDRESS
TWO PORTLAND SQUARE

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**CLASS A
OFFICE SPACE
FOR LEASE**

*at the center of vibrant
DOWNTOWN
PORTLAND.*

Close to the Old Port,
waterfront and hotels
with onsite parking.

High end retail
*and first class
office space.*

PORTLANDSQUARE.INFO



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CLASS A OFFICE *for LEASE*



A LOCAL LANDMARK.

A fixture of the Portland skyline, Two Portland Square anchors downtown Portland's thriving financial district and borders the historic Old Port and bustling waterfront. Two Portland Square offers seven stories of beautifully maintained brick and glass facade, first-class interior finishes, commanding views, and onsite parking, property management and concierge service. It is truly an address of distinction. A popular café is nearby, and a serene landscaped courtyard surrounds the building.

A business at Two Portland Square is in *very* good company. Your neighbors will include high end boutiques and salons in the first floor retail space, and above, offices of TD Bank, Wells Fargo, Prudential, Ameriprise, Raymond James, Stone Coast Financial, RBC Dain Rauscher and others.



DESCRIPTION OF PORTLAND CBD

Portland is Maine's business, financial and retail capital and it's largest city, boasting a metro population of 230,000—a quarter of Maine's residents. Just 1.5 hours from Boston, Portland is a thriving business hub, has New England's largest tonnage seaport, second largest fishing port and second largest oil port on the East Coast. Downtown Portland offers all the amenities of a big city, including nationally recognized arts, retail and restaurant offerings and the world class Portland Museum of Art. Over 3.6 million tourists visit Maine every year, and many are drawn to the chic shopping, dining and entertainment found in Portland's charming historic Old Port. Two Portland Square is Portland, Maine's best known address.

PROPERTY OVERVIEW

ADDRESS:	Two Portland Square Portland, Maine PortlandSquare.info
OWNER:	RREEF, America REIT III- Z4, LLC
GROSS BUILDING SF:	155,525± SF
LAND AREA:	4.65± SF acres with One and Two Portland Square and parking areas
BUILT:	1990
STORIES:	Seven (7)
ELEVATORS:	Three (3)
CONSTRUCTION:	Glass and masonry
PARKING:	531 on-site spaces. Daily and allocated monthly parking at \$105.00/space
AMENITIES:	Café, onsite management, concierge service, surface & enclosed parking
OTHER PORTLAND SQUARE TENANTS:	Wells Fargo, Lincoln Financial, Prudential, RBC Dain Rauscher, TD Bank, Stone Coast, Verrill & Dana and HM Payson.

LEASING SUMMARY

AVAILABLE SPACE:	SEVENTH FLOOR 2,549 RSF
INTERIOR:	Class A Finishes throughout
FLOORING:	Carpet/tile mix
CEILING:	9±
LIGHTING:	Recessed fluorescent with parabolic reflectors with some upgrades
UTILITIES /HVAC:	Tenant responsible for electricity for lights, plugs, and heat to run/cool A/C system
RESTROOMS:	In common with other tenants
SPRINKLER:	Yes
TERM:	Five (5) to ten (10) years
LEASE RATE:	\$23.00 - \$27.00/SF modified gross
TI ALLOWANCE:	\$10.00 - \$15.00/SF

DEBRA NAPOLITANO

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Find all the details online at PORTLANDSQUARE.INFO