

6 CITY CENTER - PORTLAND, ME

OFFICE SPACE FOR LEASE

Located in the Heart of
Portland's Financial,
Judicial & Arts District

2ND FLOOR
OFFICE SPACE
4,226± RSF

3RD FLOOR
Executive Office Suites
Newly renovated attractive,
well-appointed corporate office space

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OFFICE COMMERCIAL BROKERAGE MANAGEMENT CONSULTING INVESTMENT

6 CITY CENTER - PORTLAND, ME

Historic Building with Modern Amenities



Portland is Maine's largest city and its business, financial and retail capital. One-third of Maine's population lives and works in this beautiful city on the peninsula just 1.5 hours north of Boston. One of the few working waterfronts left in the U.S., Portland is also New England's largest tonnage seaport and 2nd largest international passenger port and fishing port.

Downtown Portland offers all the amenities of a big city. **6 City Center** is surrounded by parks, boutiques and galleries, elegant hotels and award-winning restaurants with national reputations. The city and county government offices and courthouse are also steps away. Over 3.6 million tourists visit Maine each year and almost all will visit Portland's historic Old Port District, which combines the working waterfront with chic, shopping, dining, and entertainment.

6 City Center consists of newly remodeled, modern, functional office space. A major portion of the 2nd floor is available for lease and can be fitted for tenant needs. The 3rd floor consists of fully furnished, ready-to-use private offices and an open area with seven work stations. Complete services are offered including full-time receptionist services, state-of-the-art telephone system, mailing services, copy/print/fax/scanning, wireless and hard wired high-speed internet access, and other optional administrative support services and technology. Move in today and be fully functional tomorrow.

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PROPERTY OVERVIEW AND LEASING SUMMARY

- ADDRESS:** 6 City Center
Portland, ME 04101
- BUILDING OWNER:** 6 City Center LLC
- BUILDING SF:** 28,047± SF
- BUILT:** Circa 1866
- ZONING:** B-3 Downtown Business
- STORIES:** Four (4)
- ELEVATORS:** Yes
- CONSTRUCTION:** Bricks, timber, granite
- UTILITIES:** Public Water and Sewer
Heat: electric and oil
- AMENITIES:** Located in Monument Square
Elevator, security system,
Sprinklers
- PARKING:** Garages and lots nearby
- SIGNAGE:** Lobby directory
- BUILDING TENANTS:** 1st floor: Tom Veilleux
Gallery and Men's Room
Salon
2nd floor: Aphrodite Salon
4th floor: Hopkinson and
Abbondanza Law Office

2ND FLOOR - OFFICE SPACE

- AVAILABLE SPACE:** 2nd Floor: 4,226± RSF
- INTERIOR FINISHES:** Functional professional office space includes reception area, 10 private offices, open space, conference room, kitchenette, L/M Restrooms
- LEASE TERMS:** To be Negotiated
- LEASE RATE:** \$17.00 / RSF Modified Gross

3RD FLOOR - EXECUTIVE OFFICES

Furnished, ready-to-use offices with reception services

- AVAILABLE SPACE:** 13 Executive offices, 200-250 SF
7 workstations in open space
- INTERIOR FINISHES:** Modern appointments
- AMENITIES:** Receptionist, conference room,
kitchen, copy/mail center,
administrative and services options.
Includes high speed internet/WiFi/
VOIP and all utilities
- LEASE TERMS:** To be Negotiated
- LEASE RATE:** \$650-\$1,200/month - includes
internet, phone and all utilities.

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