

STROUDWATER CROSSING

Historical Congress Street Location

OFFICE SPACE FOR LEASE

1685

Congress Street
Portland, Maine

**OFFICE SPACE
FOR LEASE**

1st Floor 4,165± RSF

2nd Floor 10,900± RSF

3rd Floor 10,023± RSF

*Highly desirable professional building
sitting adjacent to the
tranquil Stroudwater River*

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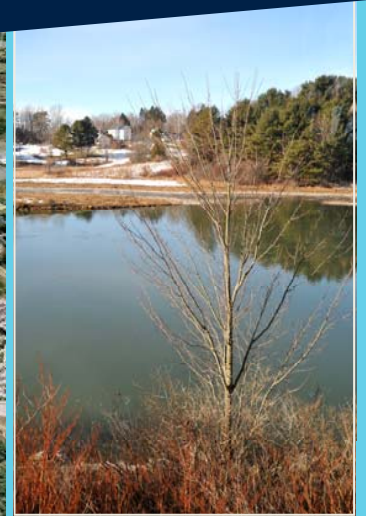


PARAGON

OFFICE COMMERCIAL BROKERAGE MANAGEMENT CONSULTING INVESTMENT

Stroudwater Crossing

Ideally located and close to all area amenities.



DESCRIPTION OF PORTLAND, MAINE

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 2 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. 1685 Congress Street is minutes away from these attractions as well as The Maine Mall and its surrounding businesses.

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UNIQUE RIVERFRONT OFFICE SPACE

Stroudwater Crossing is centrally located between the vibrant downtown district of Portland which includes the Waterfront and Arts & Financial Districts and Maine's bustling economic powerhouse - The Maine Mall. This building offers an ideal mix of professional offices featuring excellent visibility. There are charismatic features and many offices afford views of the beautiful Fore River. There is ample on site parking for tenants as well as clients. This building is handicap accessible.

PROPERTY OVERVIEW

ADDRESS:	1685 Congress Street Portland, Maine
OWNER:	Portland Stroudwater Assoc., LLC
LAND AREA:	8.923 AC
ASSESSOR REFERENCE:	219-A-13 221-A-11
NET RENTABLE SF:	31,299 RSF
TENANT USABLE AREA:	29,809 RSF
BUILDING R/U:	Five Percent (5%)
YEAR BUILT:	1986
STORIES:	Three (3) stories
ELEVATOR:	One passenger elevator
CONSTRUCTION:	Wood & load bearing beams, drywall
AMENITIES:	Mixed use occupancy with ample (5/1,000) free on-site parking. Central location between Down- town Portland and The Maine Mall. Water views and an abundance of natural light.

LEASING SUMMARY

OFFICE SPACE:	1 st Flr: 4,165± RSF 2 nd Flr: 10,900± RSF 3 rd Flr: 10,023± RSF
INTERIOR FINISHES:	All interior finishes and common areas are in excellent condition.
SPRINKLER:	Yes
TI ALLOWANCE:	\$15.00/ RSF (negotiable)
NET EXPENSES:	\$7.50/ RSF (estimated)
TERM:	5 to 10 years
LEASE RATE:	\$14 - \$16.00/RSF NNN

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Centrally located
between
The Maine Mall and
Downtown Portland,
Maine



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