PREMIER RETAIL/OFFICE SPACE FOR LEASE IN PORTLAND, MAINE



LEARN MORE AT WWW.25INDIA.COM

Don't miss a rare opportunity to reserve a distinctive address in this magnetic development. At 25 India Street you'll have much more than a breathtaking view of the water. You'll have an unobstructed view of downtown Portland's future.



LEARN MORE AT WWW.THEWATERMARKPORTLAND.COM

To discover more about the adjacent project, The Watermark, visit www.TheWatermarkPortland.com. 125+ luxury residential condominiums and 28,000 RSF of upscale retail space will be right next door to 25 India Street.

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PARAGE
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PORTLAND'S NEWEST AND MOST DYNAMIC ADDRESS



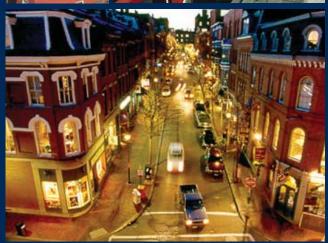
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25 India Street

RETAIL/OFFICE SPACE FOR LEASE



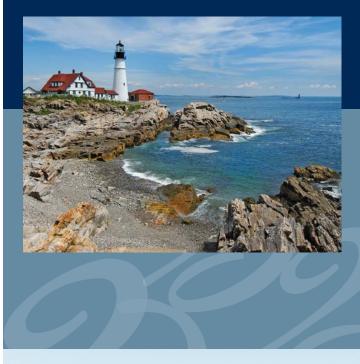




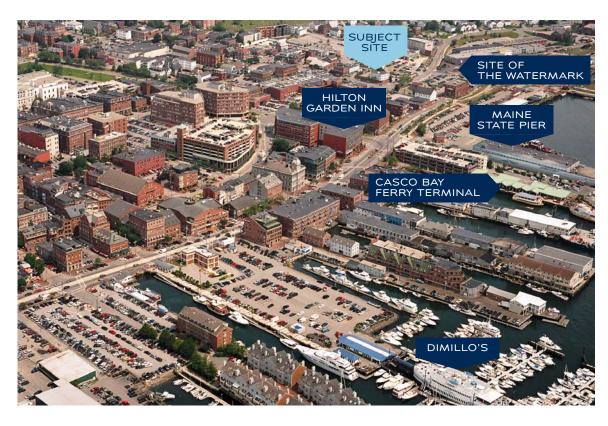
YOUR BUSINESS IS IN GOOD COMPANY.

Portland's Eastern Waterfront really works a vibrant collage of marine industry, office/retail space, recreation and residences spanning the Promenade to the Old Port.

Drawn by southern Maine's natural beauty and livability, talented entrepreneurs have put down roots and seen amazing growth. From LL Bean to Planet Dog to Angela Adams to TD Banknorth, a business with a presence in downtown Portland has fine company.



DEBRA NAPOLITANO, PRESIDENT PARAGON COMMERCIAL REAL ESTATE 2 MARKET STREET, 5TH FLOOR PORTLAND, MAINE 04101 207.775.7300



A VIEW AS GRAND AS YOUR PLANS.

25 India Street's distinctive location puts you and your business at the very center of one of Portland, Maine's most dynamic areas.



25 India Street is a 30,618 RSF retail/office building in the Riverwalk Project, which also includes: a 720-car parking garage; 125+ luxury residential condominiums; and 28,000 RSF of upscale retail space known as The Watermark (www.TheWatermarkPortland.com).

And the Riverwalk project is just one small part of the reclamation of the historic eastern waterfront. The proposed \$100 million redevelopment of The Maine State Pier, The Village at Oceangate 140 unit condominium project, the 162 room Westin Element Hotel to be built on the former Jordan's Meats site and the recently approved 180-room Marriott Residence hotel are all within one city block of 25 India Street.

SPACE AND LEASING SUMMARY

GROSS BUILDING SF: 30,618±RSF

ROAD FRONTAGE:

CONSTRUCTION:

INTERIOR FINISH:

FLOOR PLATE:

LAND AREA:

ZONING:

ELEVATOR:

6,124±RSF per floor 6,986±SF

110' frontage on India Street and 53' frontage

on Fore Street.

B5b Mixed-use

(no drive-thru) Steel and poured in-place

concrete.

Yes; 1 high-speed.

Client choice subject to

pricing

CEILINGS: Upper floors 12'-6" height

before finished ceiling. Ground floor 14' height before finished ceiling.

UTILITIES AND HVAC: Building to be serviced by all public utilities.

RESTROOMS:

Two (2) per floor

SPRINKLER:

PARKING:

Available in adjacent garage at a ratio of 4/1000 at market

rates—currently estimated to be \$120/mo./space.

LEASE RATE: \$22 - \$25 SF/NNN SALE PRICE:

\$245 SF

NNN CHARGES: \$5.50 SF ESTIMATE

TI ALLOWANCE: \$30 - \$40/RSF

TO INQUIRE:

Debra Napolitano, President or Evelyn Garland, Broker of Paragon Commercial Real Estate at 207.775.7300 or 207.756.2828, or visit www.ParagonRE.com

Find all the details online at www.25India.com