

25 India Street

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.

PARAGON
COMMERCIAL REAL ESTATE

2 MARKET STREET, 5TH FLOOR, PORTLAND, MAINE 04101 | WWW.25INDIA.COM | 207.775.7300

25 India Street

PORTLAND'S NEWEST AND MOST DYNAMIC ADDRESS

RETAIL/OFFICE
FOR LEASE

AVAILABLE FOR
OCCUPANCY
FALL 2008

An opportunity to be a part of the transformation of Portland, Maine's historic eastern waterfront.

25INDIA.COM



PARAGON
COMMERCIAL REAL ESTATE

2 MARKET STREET, 5TH FLOOR, PORTLAND, MAINE 04101 | WWW.25INDIA.COM | 207.775.7300

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	RESTROOMS:	Two (2) per floor
FLOOR PLATE:	6,124±RSF per floor	SPRINKLER:	Yes
LAND AREA:	6,986±SF	PARKING:	Available in adjacent garage at a ratio of 4/1000 at market rates—currently estimated to be \$120/mo./space.
ROAD FRONTAGE:	110' frontage on India Street and 53' frontage on Fore Street.	LEASE RATE:	\$22 - \$25 SF/NNN
ZONING:	B5b Mixed-use (no drive-thru)	SALE PRICE:	\$245 SF
CONSTRUCTION:	Steel and poured in-place concrete.	NNN CHARGES:	\$5.50 SF ESTIMATE
ELEVATOR:	Yes; 1 high-speed.	TI ALLOWANCE:	\$30 - \$40/RSF
INTERIOR FINISH:	Client choice subject to pricing	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
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.		

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