



Centrally located
between The Maine Mall
and
Downtown Portland,
Maine

1685
CONGRESS STREET

Stroudwater Crossing

Historic Congress Street Location
Offering Beautiful River Views

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OFFICE / MEDICAL
SPACE FOR LEASE

3,145 RSF

Join AARP, Maine Eye Center,
Risk Placement Services,
and VTEC Maine,
in this professional building
sitting adjacent to the tranquil
Stroudwater River

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Stroudwater Crossing

Historic Congress Street Location

Offering Beautiful River Views

Ideally Located &
Close to All Area Amenities



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 area. 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.



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 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. 1685 Congress Street is minutes away from these attractions as well as The Maine Mall and it's surrounding businesses.

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

GROSS BUILDING SF: 30,548 SF

NET RENTABLE SF: 27,736 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 Downtown Portland and The Maine Mall. Water views and an abundance of natural light.

LEASING SUMMARY

OFFICE SPACE: 1st Flr: 3,145 RSF
2nd Flr: ~~40,825~~ RSF Leased
3rd Flr: ~~40,065~~ RSF Leased

INTERIOR FINISHES: All interior finishes and common areas are in excellent condition. Suites are in move-in condition.

SPRINKLER: Yes

TI ALLOWANCE: \$15.00/ RSF (negotiable)

NET EXPENSES: \$7.00/ RSF (estimated)

TERM: 5 to 10 years

LEASE RATE: \$14 - \$16.00/RSF NNN

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