



2 MARKET ST - PORTLAND

PARAGON is on the Move to 6 City Center

Newly Renovated Office Space

2 MARKET STREET

Entire 5th Floor
Office for Lease

2,477 sf

Water Views
Newly Renovated

Unique Exposed Brick and Beam
Office Space Available at Corner
of Market & Commercial Streets
in the Heart of the Old Port

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PARAGONRE.COM

PARAGON COMMERCIAL REAL ESTATE
2 Market St - Portland ME 04101



2 MARKET STREET

Central Old Port/Waterfront Location

PARAGON is on the Move!



View From Windows

UNIQUE WATERFRONT OFFICE SPACE



DESCRIPTION

2 Market Street, a historic 6-story brick and stone building, is centrally located within walking distance to the Old Port, Waterfront and Arts & Financial Districts of Downtown Portland, Maine. This building offers an ideal mix of professional offices and retailers featuring excellent visibility to both pedestrian and vehicular traffic via two streets. The building has many charismatic features such as exposed brick and beam. Many offices afford views of the beautiful Portland working waterfront & numerous windows and skylights allow for an abundance of natural light. This building is in close proximity to many area parking garages with one adjacent to the building.

Newly renovated office space available encompasses the entire 5th floor with direct elevator access. Office interior offers brick, exposed beams and skylights and marina view from front offices. Includes 6 private offices, 3 work stations, reception, conference room, kitchen and bathroom. Some furniture and artwork available. The current tenant, Paragon Commercial Real Estate, is relocating to a different location. **Coincidentally, the 6th Floor is also available for Lease presenting the opportunity to Lease 2 contiguous floors totaling 3,639± SF.**

PROPERTY OVERVIEW

ADDRESS: 2 Market Street
Portland, Maine

OWNER: Robdog Realty LLC

LAND AREA: .083 AC

ASSESSOR REFERENCE: 32-S-4

GROSS BUILDING SF: 22,326+/- SF

NET RENTABLE SF: 3,250 to 5,700+/- SF

YEAR BUILT: 1900

STORIES: Six (6) Stories

CONSTRUCTION: Brick, load bearing wall frame with steel beams, wood & metal floor decking.

AMENITIES: Mixed use occupancy with retail on site, adjacent to parking, frontage on 2 streets, located in the heart of Portland's Old Port District, water views from most offices, and within walking distance to hotels, banking, parking, shops and Portland's best restaurants.

Parking is available.

LEASING SUMMARY

LANDLORD: Paragon Commercial Real Estate

OFFICE SPACE: 5th Floor: 2,477± SF

INTERIOR FINISHES: Office interior offers brick, exposed beams and skylights and Marina view from front offices. Both hardwood and new carpet floors. Kitchenette, restroom, 6 private offices, large conference room, open space for work stations

ELEVATOR: Yes, via a dedicated lobby entrance on Market St.

SPRINKLER: Yes

LEASE RATE: \$23.00 RSF Modified Gross

AVAILABLE Immediately

Deb Napolitano, Principal
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6 City Center

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