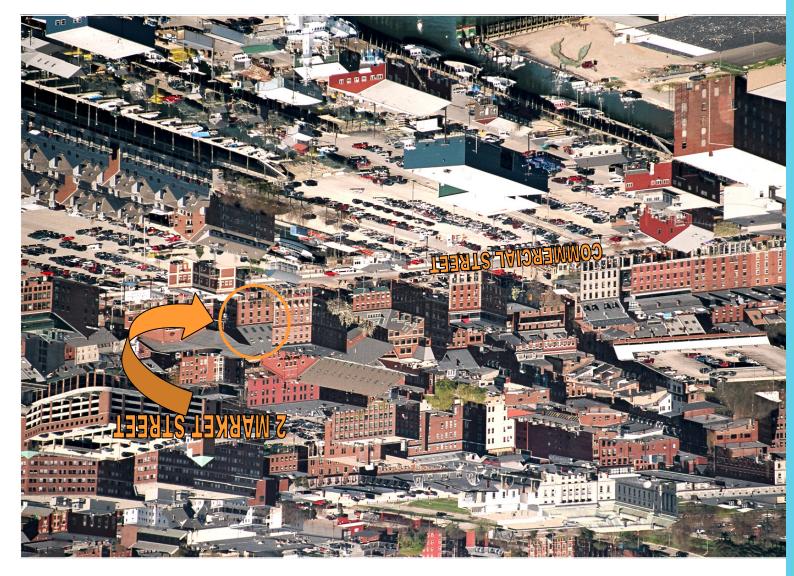
COWWERCIAL REAL ESTATE





to Starbucks. DiMillo's and adjacent location—across from Premier Downtown



2 MARKET ST - PORTLAND

PARAGON is on the Move to 6 City Center

Newly Renovated Office Space

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

Deb Napolitano

207.775.7300

deb@paragonre.com 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!



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		LEASING SUMMARY	
ADDRESS:	2 Market Street Portland, Maine	LANDLORD:	Paragon Commercial Real Estate
OWNER:	Robdog Realty LLC	OFFICE SPACE:	5th Floor: 2,477± SF
LAND AREA: ASSESSOR REFERENCE: GROSS BUILDING SF: NET RENTABLE SF: YEAR BUILT:	32-S-4 22,326+/- SF 3,250 to 5,700+/- SF		Office interior offers brick, exposed beams and sky- lights and Marina view from front offices. Both hard- wood and new carpet
STORIES: CONSTRUCTION:	Six (6) Stories Brick, load bearing wall frame with steel beams, wood & metal floor decking.		floors. Kitchenette, rest- room, 6 private offices, large conference room, open space for work stations
AMENITIES:	Mixed use occupancy with retail on site, adjacent to parking, frontage on 2 streets, located in	ELEVATOR:	Yes, via a dedicated lobby entrance on Market St.
	the heart of Portland's Old Port District, water views from most	SPRINKLER:	Yes
	offices, and within walking dis-	LEASE RATE:	\$23.00 RSF Modified Gross
	tance to hotels, banking, parking, shops and Portland's best restaurants.	AVAILABLE	Immediately
	Parking is available.		

Deb Napolitano, Principal PARAGON COMMERCIAL REAL ESTATE 2 MARKET STREET, 5TH FLOOR, PORTLAND, MAINE 04101 207.775.7300 - deb@paragonre.com

