

2 MARKET STREET, 5TH FLOOR, PORTLAND, MAINE 04101 | PORTLANDSQUARE.INFO | 207.775.7300

PORTLAND'S BEST KNOWN ADDRESS

TWO PORTLAND SQUARE

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CLASS A OFFICE SPACE FOR LEASE at the center of vibrant DOWNTOWN PORTLAND.

Close to the Old Port, waterfront and hotels with onsite parking.

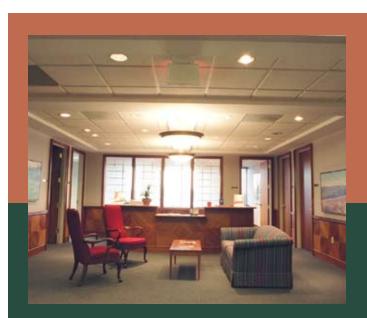
High end retail and first class office space.

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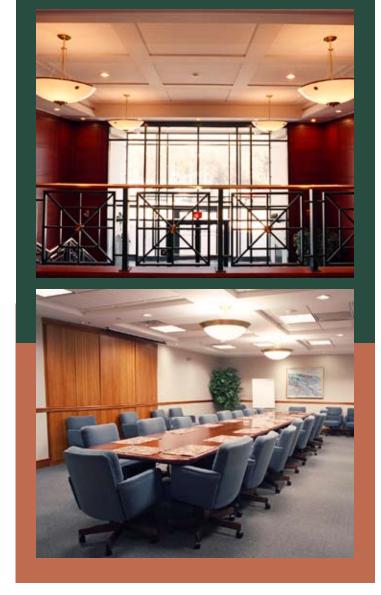
CLASS A OFFICE for LEASE



A LOCAL LANDMARK.

A fixture of the Portland skyline, Two Portland Square anchors downtown Portland's thriving financial district and borders the historic Old Port and bustling waterfront. Two Portland Square offers seven stories of beautifully maintained brick and glass facade, first-class interior finishes, commanding views, and onsite parking, property management and concierge service. It is truly an address of distinction. A popular café is nearby, and a serene landscaped courtyard surrounds the building.

A business at Two Portland Square is in very good company. Your neighbors will include high end boutiques and salons in the first floor retail space, and above, offices of TD Bank, Wells Fargo, Prudential, Ameriprise, Raymond James, Stone Coast Financial, RBC Dain Rauscher and others.





DESCRIPTION OF PORTLAND CBD

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. Two Portland Square is Portland, Maine's best known address.

PROPERTY OVERVIEW

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ADDRESS:	Two Portland Square
	Portland, Maine
	PortlandSquare.info
OWNER:	RREEF, America REIT III- Z4, LLC
GROSS	
BUILDING SF:	155,525± SF
LAND AREA:	4.65± SF acres with One and Two Portland Square and parking areas
BUILT:	1990

LEASING SUMMARY

AVAILABLE SPACE:	SEVENTH FLOOR 2,549 RSF
INTERIOR:	Class A Finishes throughout
FLOORING:	Carpet/tile mix
CEILINGS:	9±
LIGHTING:	Recessed flourescent with parabolic reflectors with some upgrades
UTILITIES /HVAC:	Tenant responsible for electricity for lights, plugs, and heat to run/cool A/C

()/		and heat to run/cool A/C system
Three (3)	RESTROOMS:	In common with other
Glass and masonry		tenants
	SPRINKLER:	Yes
	TERM:	Five (5) to ten (10) years
Café, onsite management,	LEASE RATE:	\$23.00 - \$27.00/SF modified gross
& enclosed parking	TI ALLOWANCE:	\$10.00 - \$15.00/SF
Wells Fargo, Lincoln Financial, Prudential, RBC Dain Rauscher, TD Bank, Stone Coast, Verrill & Dana and HM Payson.		
	531 on-site spaces. Daily and allocated monthly parking at \$105.00/space Café, onsite management, concierge service, surface & enclosed parking Wells Fargo, Lincoln Financial, Prudential, RBC Dain Rauscher, TD Bank, Stone Coast, Verrill	Three (3)RESTROOMS:Glass and masonry531 on-site spaces. Daily and allocated monthly parking at \$105.00/spaceSPRINKLER: TERM: TERM: LEASE RATE:Café, onsite management, concierge service, surface & enclosed parkingLEASE RATE: TI ALLOWANCE:Wells Fargo, Lincoln Financial, Prudential, RBC Dain Rauscher, TD Bank, Stone Coast, VerrillTI ALLOWANCE:

DEBRA NAPOLITANO PARAGON COMMERCIAL REAL ESTATE 2 MARKET STREET, 5TH FLOOR, PORTLAND, MAINE 04101 207.775.7300 or PARAGONRE.COM

Find all the details online at PORTLANDSQUARE.INFO