

Located in the Heart of Portland's Financial, Judicial & Arts District



# 6 CITY CENTER - PORTLAND, ME

## OFFICE SPACE FOR LEASE

Located in the Heart of Portland's Financial, Judicial & Arts District

2<sup>ND</sup> FLOOR

4,226± RSF

ENTIRE 4<sup>TH</sup> FLOOR

4,191± RSF

3<sup>RD</sup> FLOOR -

Executive Office Suites

Newly renovated attractive, well-appointed corporate office space

Michael Anderson

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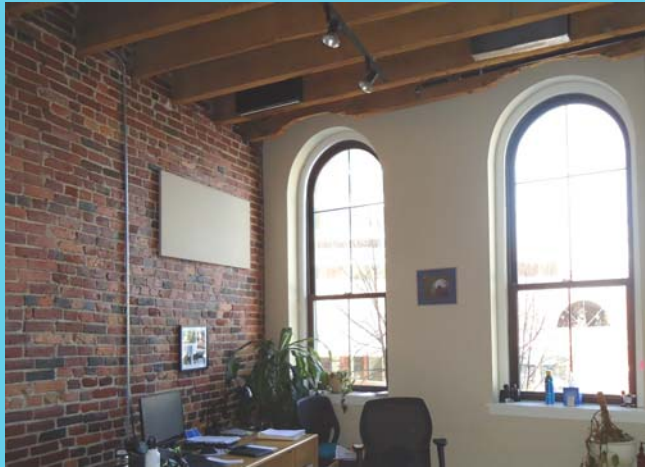
PARAGON COMMERCIAL REAL ESTATE  
2 Market St - Portland ME 04101



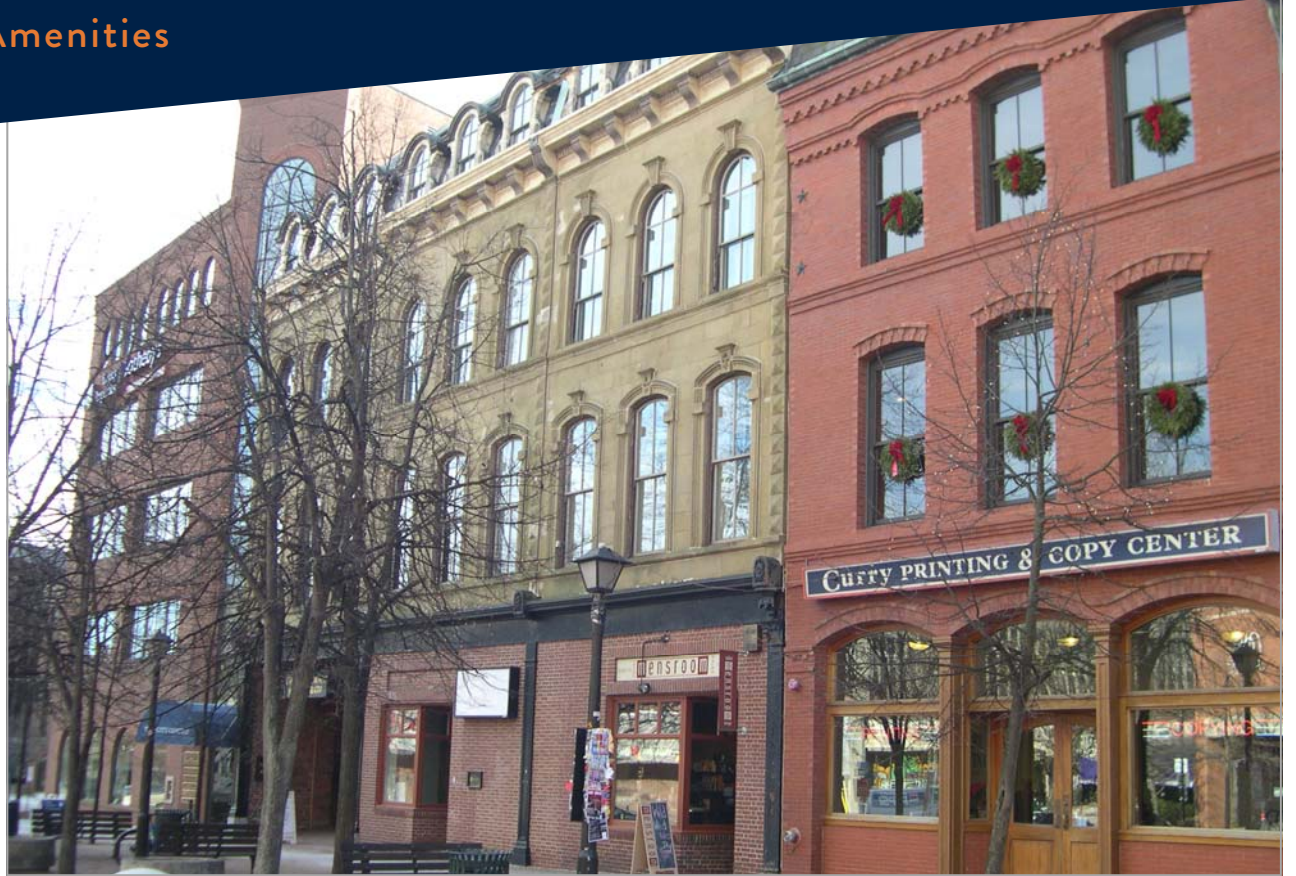


# 6 CITY CENTER - PORTLAND, ME

Historic Building with Modern Amenities



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Portland is Maine's largest city and its business, financial and retail capital. One-third of Maine's population lives and works in this beautiful city on the peninsula just 1.5 hours north of Boston. One of the few working waterfronts left in the U.S., Portland is also New England's largest tonnage seaport and 2<sup>nd</sup> largest international passenger port and fishing port.

Downtown Portland offers all the amenities of a big city. **6 City Center** is surrounded by parks, boutiques and galleries, elegant hotels and award-winning restaurants with national reputations. The city and county government offices and courthouse are also steps away. Over 3.6 million tourists visit Maine each year and almost all will visit Portland's historic Old Port District, which combines the working waterfront with chic, shopping, dining, and entertainment.

**6 City Center** consists of newly remodeled, modern, functional office space. The entire 4th floor is available for lease and can be fitted for tenant needs. The 3rd floor consists of fully furnished, ready-to-use private offices and an open area with seven work stations. Complete services are offered including full-time receptionist services, state-of-the-art telephone system, mailing services, copy/print/fax/scanning, wireless and hard wired high-speed internet access, and other optional administrative support services and technology. Move in today and be fully functional tomorrow.

## PROPERTY OVERVIEW AND LEASING SUMMARY

**ADDRESS:** 6 City Center  
Portland, ME 04101

**BUILDING OWNER:** 6City Center LLC

**BUILDING SF:** 28,047± SF

**BUILT:** Circa 1866

**ZONING:** B-3 Downtown Business

**STORIES:** Four (4)

**ELEVATORS:** Yes

**CONSTRUCTION:** Bricks, timber, granite

**UTILITIES:** Public Water and Sewer  
Heat: electric and oil

**AMENITIES:** Located in Monument Square  
Elevator, security system,  
sprinklers

**PARKING:** Garages and lots nearby

**SIGNAGE:** Lobby directory

**BUILDING TENANTS:** 1st floor: Tom Veilleux  
Gallery and Men's Room  
Salon  
2nd floor: Aphrodite Salon

### 2<sup>ND</sup> FLOOR - OFFICE SPACE

**AVAILABLE SPACE:** 2nd Floor: 4,226± RSF

**INTERIOR FINISHES:** Functional professional office space includes reception area, 10 private offices, open space, conference room, kitchenette, L/M Restrooms

**LEASE TERMS:** To be Negotiated

**LEASE RATE:** \$17.00 / RSF Modified Gross

### 4<sup>TH</sup> FLOOR - OFFICE SPACE

**AVAILABLE SPACE:** Entire 4th Floor: 4,191± RSF

**INTERIOR FINISHES:** Newly Renovated office space includes reception area, 11 private offices, 2 conference rooms, kitchen & restroom.

**LEASE TERMS:** To be Negotiated

**LEASE RATE:** \$17.00 / RSF Modified Gross

### 3<sup>RD</sup> FLOOR - OFFICE SUITES

Furnished, ready-to-use offices with reception services

**AVAILABLE SPACE:** 13 Executive offices, 200-250 SF  
7 workstations in open space

**INTERIOR FINISHES:** Modern appointments

**AMENITIES:** Receptionist, conference room, kitchen, copy/mail center, administrative and services options.

**LEASE TERMS:** To be Negotiated

**LEASE RATE:** \$650-\$1,200/month - includes internet, phone and all utilities.

**Details at:** [www.sixcitycenter.com](http://www.sixcitycenter.com)

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