# 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 **OFFICE SPACE** 4,226± RSF

3<sup>RD</sup> FLOOR **Executive Office Suites** 

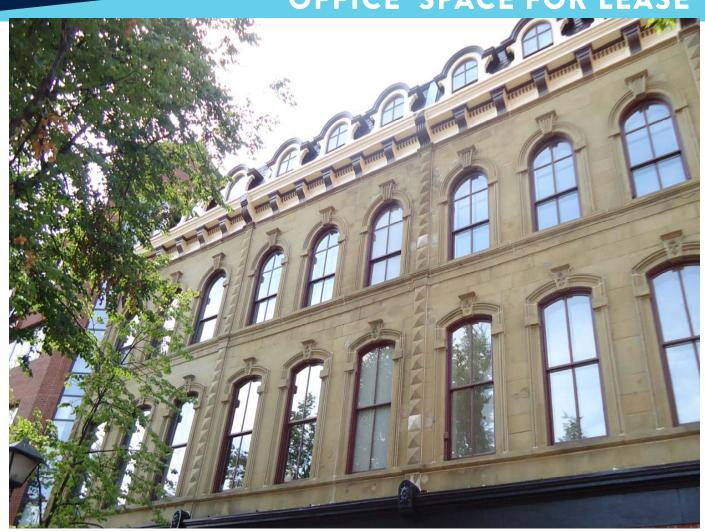
Newly renovated attractive, well-appointed corporate office space

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## 6 CITY CENTER - PORTLAND, ME

Historic Building with Modern Amenities







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  $2^{nd}$  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. A major portion of the 2nd 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.

### 6 City Center - Portland, ME Office Space For Lease





Paragon Commercial Real Estate represents the seller/landlord interest in the sale or lease of this property. The information furnished, whether expressed or implied, is from sources deemed reliable, but no warranty is made as to the accuracy thereof and is subject to change without notice. All information should be independently verified.

### PROPERTY OVERVIEW AND LEASING SUMMARY

ADDRESS: 6 City Center

Portland, ME 04101

**BUILDING OWNER:** 6 City 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 4th floor: Hopkinson and Abbondanza Law Office 2ND 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

#### 3RD FLOOR - EXECUTIVE OFFICES

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. Includes high speed internet/WiFi/

VOIP and all utilities

LEASE TERMS: To be Negotiated

LEASE RATE: \$650-\$1,200/month - includes

internet, phone and all utilities.



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